



A PRESERVATION PLAN FOR  
FORT SELKIRK

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Cover photo: Fort Selkirk, view to east, September 1991

## 1.0 INTRODUCTION

Following the adoption of the Fort Selkirk Management Plan, the Selkirk First Nation and the Heritage Branch of the Yukon Government agreed to adopt one of the major recommendations, that of the development of a Preservation Plan. The intent of this plan is to establish a framework, acceptable to both parties, for the preservation of the structures over the long term. Within this framework, it is necessary to address questions of site occupancy, commercial use, conservation and restoration procedures, and interpretation. While the preservation plan does not attempt to resolve all of these issues in detail, the buildings and their specific conservation and restoration problems have been addressed within the context of these other issues.

Thus, the Preservation Plan should be viewed as an integral part of the Management Plan. The goals expressed in the latter, particularly as they relate to the aspirations of the Selkirk First Nation for the site, will continue to affect the implementation of the former. Almost all site management issues, including public access and interpretation, size and training requirements of the work crews, accommodation, expectations for income from the site, and so on, will all impact the Preservation Plan. In this regard, it should be emphasized that the Management Plan resulted from an intensive analytical process, and clearly expresses in considerable detail the expectations of all concerned groups for the site.

Particularly important in this regard is the fact that the Management Plan, in its recommendations for site zoning and potential site use, incorporated and balanced several factors

in reaching an acceptable program. These factors included significant archeological sites, vistas and view corridors, and heritage preservation, as well as needs for on site accommodation and worker training.

## 1.1 GOALS OF THE PRESERVATION PLAN

It is intended that the Preservation Plan provide a realistic framework for the evaluation, stabilization, and maintenance of the remaining buildings at Fort Selkirk. The approach taken incorporates a discussion of building conditions, as follows:

1. general preservation procedures for the overall site, including restoration, maintenance, and safety issues. It is intended that this provide a framework, in both philosophical and practical terms, for dealing with problems which will arise.

2. a consolidated file for each structure, summarizing work done to date, information available, and problems which should be addressed. This also includes categorizing each structure according to the system as defined in the Management Plan

By combining the information contained in each of these sections of the report, it should be possible to resolve most building and restoration problems that will occur. Appendix 8, the Building Summary chart, provides an overview of present conditions on site, as well as work required for individual structures.

It is important to define at this point the difference between restoration and maintenance, particularly within the Fort Selkirk context. Restoration, or more accurately stabilization, required major intervention into the structure of most of the buildings. This was due primarily of course to their condition at the time the work was started, but also to the forms of construction which were used, and the environmental conditions on site. Because of water damage, mostly to roofs,

lower walls, and floor systems, buildings were often completely dismantled and then rebuilt. Some changes were made to incorporate more permanent materials or construction techniques, usually where they could not be seen. The buildings as reconstructed generally are in close conformity with the Yukon Waterways Survey drawings, the only complete record of the site prior to this work.

From this point on, however, this full-scale intervention in the buildings should not be necessary. A consistently managed maintenance program should be able to find and address problems in a manner that will result in continuous repair work of less overall impact. This will not have the glamour of the major stabilization work which has occurred to date, but will be less intrusive on the fabric of the buildings.

## 1.2 FORT SELKIRK, THE BUILT ENVIRONMENT

In analysing the approach to preservation, the realities of the history of Fort Selkirk as a built environment must be considered. Of primary importance is of course the fact that the Selkirk First Nation has traditionally tended to view buildings, and how they are occupied, in a manner very different from the non-native culture. While new construction often made use of recycled materials, the buildings were not viewed as permanent, and upon abandonment, or the death of an owner, the buildings were often dismantled or burned, often as a sign of respect. At the same time, while the White society tends to view buildings as an asset or commodity, with an ongoing value, there were virtually no records or other documentation of construction. Even the records of the Field Force buildings are, for restoration purposes, inadequate.

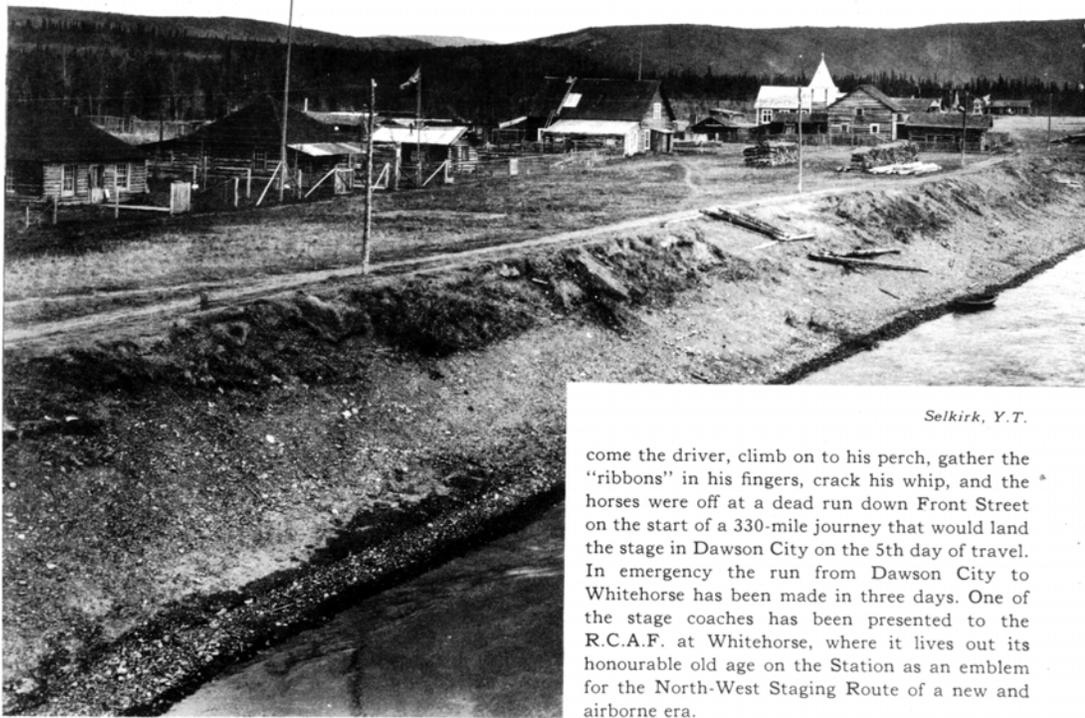


1. Fort Selkirk, view from St. F.X. Catholic Church, YA 8713. This view, which expresses well the relationship of the buildings to the landscape, is now obscured by trees. The photograph was taken following the relocation of the Church to clear up a land ownership issue.

Fort Selkirk is of interest on many levels: cultural, archeological, environmental, and architectural, it is the latter that the Preservation Plan must primarily seek to address. From this perspective, Fort Selkirk expresses in a simple, clarified form some classic town planning ideas that serve to articulate the site and place it firmly in the context of its natural surroundings. The imposition of a grid, the basic symbol of the western sense of order, is readily apparent; more interesting is the focussing of views down through the town and out to the surrounding natural landscape; views which are opened up and contained by the buildings in a very formal way. The buildings are strong elements which, because of their simplicity and siting, help to define the surroundings, and could be viewed as a symbol of the European culture's attempt to provide, on a permanent basis, a refuge from the overpowering scale of the landscape. The irony of course is the fact that the very structures that express all this were never successfully imposed on the surveyor's grid. This is in obvious contrast to the use of buildings by the Selkirk First Nation. There was, of course, no reason to put structures on a grid, and buildings as well were generally smaller as suited their seasonal and part time occupancy. Generally, they were viewed as a convenience rather than an architectural statement. At this stage, the limited number of surviving buildings enhances their importance from both the architectural and interpretive points of view.

### 1.3 AN ARCHITECTURAL CHRONOLOGY

To place the Preservation Plan in context, an "architectural chronology" can be based on three major stages, each having a major impact on the development and present condition of the townsite. The first of these could be described as simply the period of continuous "occupancy", prior to 1953. During this phase the town went through a variety of economic cycles, with



*Selkirk, Y.T.*

come the driver, climb on to his perch, gather the "ribbons" in his fingers, crack his whip, and the horses were off at a dead run down Front Street on the start of a 330-mile journey that would land the stage in Dawson City on the 5th day of travel. In emergency the run from Dawson City to Whitehorse has been made in three days. One of the stage coaches has been presented to the R.C.A.F. at Whitehorse, where it lives out its honourable old age on the Station as an emblem for the North-West Staging Route of a new and airborne era.

2. Fort Selkirk, ca 1930, view from the river. Note the formality of the planning of this end of town, remarkable given the limited number of buildings. Street furniture: telegraph poles, fences, wood piles, and the occasional flagpole, is evident.

buildings being occupied or abandoned as circumstances warranted. Indians and Whites were generally governed by the same economic imperatives: trapping, wood contracts for the steamboats, hunting, and trading of goods and services. The built environment was based on an efficient use of materials, with manufactured components from "outside" kept to a minimum. Building size was often minimal as well, to reduce heating requirements and for ease of building what was, particularly in the Native context, a seasonal dwelling. This was typical of northern communities at the time. Two sources of material make Fort Selkirk unusual: the Field Force buildings, and the steamboats. The former provided parts of buildings, as well as entire structures, all over town. Logs were cut up and re-assembled, windows and doors were utilized, and the complicated hip roof form of construction was actually imitated in a few new buildings. The legacy of the steamboats is less easily defined, but occasional use of large timbers, and v-joint paneling, out of all proportion or need, indicate an active salvage effort at various times.

The period from 1953 to 1979 can be described as the time of abandonment. The construction of the Alaska Highway, followed by the closing of the river traffic by the White Pass quickly resulted in the remaining population leaving. Vandalism and decay were the inevitable consequences, with many small artifacts and utensils disappearing. The loss was much less, however, than if the site had been accessible by road. The only major site work during this time was the 1972 Yukon Waterways Survey, which recorded all major buildings in the townsite, producing as found drawings and photographs which have continued to be a significant source of information.

In 1979, stabilization and repair work began on site. Beginning with the St. Francis Xavier Church, and working through the townsite as need or priority



3. Johnny Tom Tom in front of his house, Martha Silas Coll., YA. A substantial cabin, no longer extant, with a roof of vertical boards similar to the YFF buildings. It is not clear why the lower windows are boarded over. A small sled, and boardwalk entry are in the foreground.

dictated, buildings were stabilized and, in many cases, completely rebuilt. This process, while not perfect, is responsible for Fort Selkirk being in the stable condition that it is today. Documentation, by means of photographs and written descriptions, of the work done was generally methodical, and several members of the Selkirk First Nation gained experience in the handling of logs and the repair of log structures. Work was performed to a reasonable level of accuracy, especially given the difficulties of the remote site. Some efforts were made to institute repair techniques that would extend the life cycle of the buildings. Particularly important here is the use of preservative painted logs lined on the outside with aluminum flashing to create a moisture barrier, and the installation of building paper or roofing felts under sod roofs. With four exceptions, the buildings in town have at this time been stabilized and can be considered to be generally in good condition.

All these changes become, through the very fact they have occurred, an integral part of the history of the site. Fort Selkirk can be considered to be poised for the next stage, and from this point the project will tend to be quite different in its implementation and direction, for the following reasons:

- the buildings remaining to be stabilized will be completed in the near future.
- at the same time, some structures which have been worked on are at the stage where they should be re-stabilized. St. F.X. Church is a good example, as the foundation logs are beginning to deteriorate.
- much more emphasis will go into the maintenance aspects of the buildings: review of conditions, spot repair, decisions on maintenance cycles, review of stabilization techniques
- restoration of interiors and missing exterior elements, will tend to become a higher priority



4. Fort Selkirk, 1960, looking west. Geological Survey, Ottawa. At this point, the townsite had been abandoned for 5 or 6 years. Roofing materials are the major obvious change from conditions today.

- artifact retrieval and installation will become more important
- building usage: as buildings are put into use, in accordance with the Management Plan guidelines, the nature of wear and tear on a building, and the extent to which this can be minimized, will change. For example, a building which has had an interior restoration, with furnishings, wall coverings, and so on, can afford very little water damage. At the same time, because of increased tourist interest, floors and floor coverings may be subject to increased wear
- new construction on site
- interpretation of the site

Generally speaking, the roles on site will tend to require a closer relationship between the traditional one of stabilization of the buildings, and a new curatorial role, responsible for site and artifact management.

#### 1.4 GUIDELINES FOR ONGOING BUILDING RESTORATION

The goals of the Preservation Plan are as follows:

- continue stabilization and restoration of the structures located on site
- develop and implement policies for maintenance on a continuing basis
- ensure that this work is done in such a way that the potential of the site in cultural terms is maximized
- utilize the human resources of the Selkirk First Nation and the technical resources of the Heritage Branch in this program

The work would be based on a general sense on the Heritage Canada guidelines, which are in turn based on the Venice Charter. These can be summarized as follows:

- the greater the significance of a structure, the less should be done to it. Work on a building will always involve changes to the fabric of the structure, thus lessening its value as an architectural archive.
- Increased use will also result in increased wear and tear on a building and its components.
- work on a building should use original materials and techniques to the maximum extent possible
- changes to an historic building, if unavoidable, should be reversible

## 2.0 BUILDING STABILIZATION AND MAINTENANCE

It is difficult, given the location, site soil conditions, and need for historic accuracy, to adopt measures which will substantially extend the life cycle of certain materials and forms of construction on the site. In other words, the methods of construction which were traditionally used at Fort Selkirk: log sills resting on the ground with earth banked around them and, in many cases, sod roofs, should be maintained. As well as accurately preserving the forms of construction used, the ongoing maintenance that these materials require will be a continuing source of training and employment for members of the Selkirk First Nation. This having been said, two questions should be asked:

- whether modern materials and construction techniques should be utilized, even in inconspicuous ways: i.e. aluminum flashing, and roofing felts. These would seem to be appropriate, but should be monitored to confirm that they actually do extend the life of the materials they are trying to protect. Brushed on preservative is one material that would appear to be of doubtful utility, especially when the environmental risks are considered

- how much deterioration should be allowed before materials should be replaced. The answer to this would be based on the following:

- when significant movement is detected in a building. This will normally show as compression of the sill logs, and jamming of doors

- when periodic examination of the material indicates that rot is penetrating into the structure of the wood. This examination will involve in particular the excavation of footings, and exposure of sod roof structures

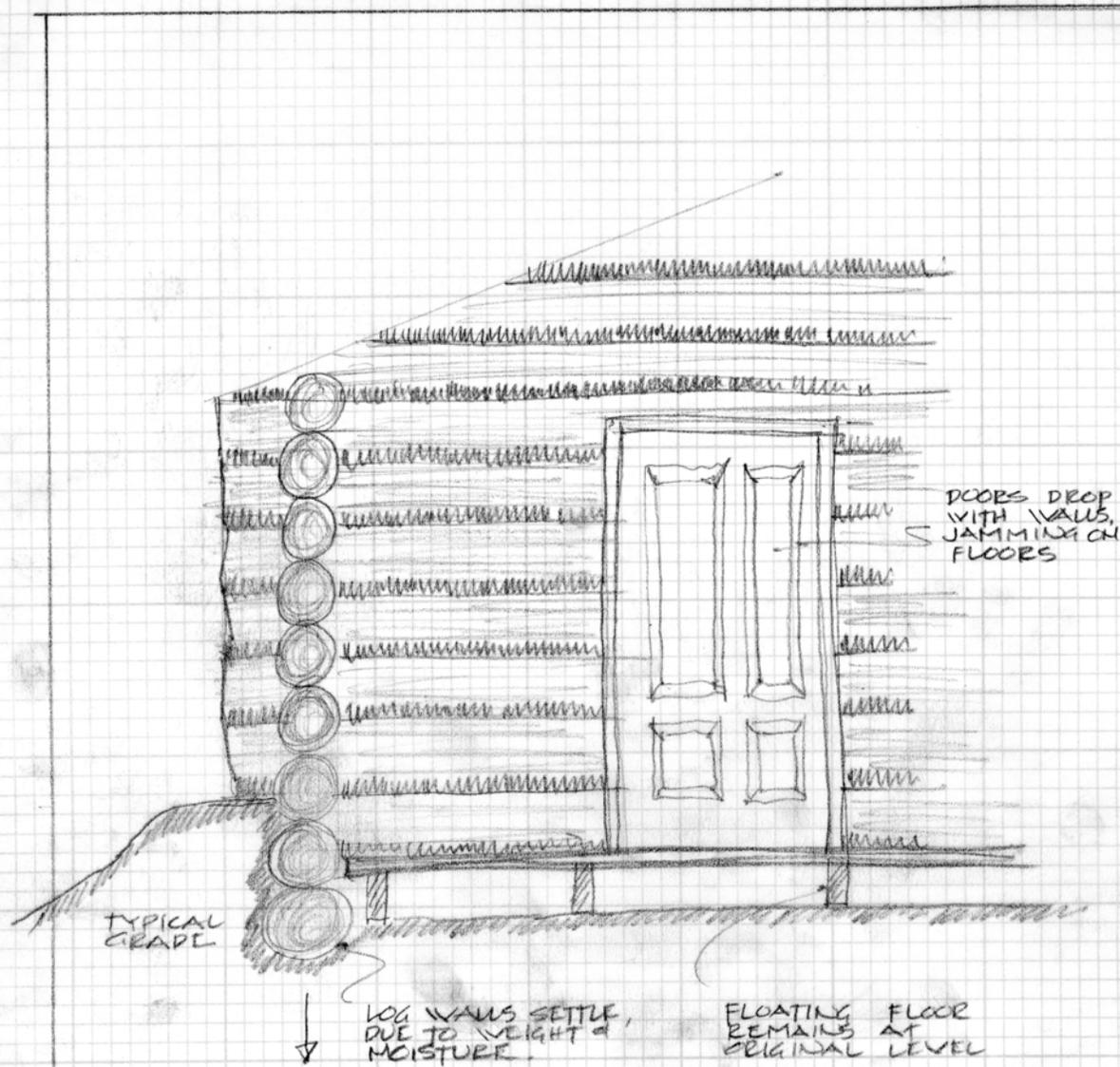
- when deterioration will lead to the rotting out of other materials. A good example here is window sills, which when rotted will allow moisture to penetrate the logs underneath

In evaluating materials and their deterioration on an ongoing basis, several factors will have to be considered. Generally speaking, water penetration and absorption will be the basis of virtually all deterioration. Wind blown ice particles and dust will have some effect, and the impact of site visitors and occupants cannot be ignored. Evaluation of water damage should be done on a seasonal basis, early enough that materials can be delivered and problems dealt with during the summer season. The location of the building on site, the extent of backfill against the sill logs, whether the logs were peeled, and of course the amount of time from the initial stabilization will all affect the maintenance cycles. It is also likely that the occupancy of a building, especially whether it is heated, will influence the rate of deterioration. To try and form conclusions about the time frame is difficult; however several examples may provide some indication of the life span of materials before they will have to be replaced, as follows:

- warming hut: the unpeeled poles supporting the sod roof required replacement within 10 years of construction. The roof structure was not separated from the sod by a moisture proof membrane
- Stone house: built in the 1930s, the sill logs require replacement, suggesting a life span of approximately 50 years. The asphalt shingle roof, where it is intact as a weatherproof surface, is in fair condition and does not require replacement at this time
- ST FX church: settling is occurring, as measured by the doors jamming on the free floating floor system, and some rot is evident in the sill logs. These logs were replaced in 1979.

## 2.1 STABILIZATION OF BUILDING LEVELS

It was initially felt that level datums for each of the buildings should be established, which would allow for accurate measurement of building movement and deflection on an ongoing basis. While this is still a possibility, it is a major technical exercise, which would have to be repeated regularly to be of any use. This system would also have to account for periodic changes in elevations due to freeze-thaw cycles, and other changes to soil conditions throughout the year. It would appear that a more practical indicator of building movement is simply whether the door is jammed. The floating floor system was commonly used in the buildings in Fort Selkirk, in which the floor is not connected to the outer walls but simply supported on internal sill plates. This allows the outer walls, in which compression and settling due to deterioration occurs at a more rapid rate, to slide past the floor causing the doors to jam. This is shown in the accompanying sketch. This would have been a common occurrence throughout the lifespan of the Fort Selkirk buildings, and explains why some buildings have entry doors of unusual height, as the bottom edge was cut off to allow the door to close properly. This is a practice that should not be continued, however, and setting the floor/wall relationship by the height of the front door, as has been traditionally done, is no longer appropriate. Filler pieces should be added to doors as buildings are worked on, and the buildings set somewhat higher than would normally be the case. As the building settles, the filler piece can be trimmed to suit. This will, in time, provide some flexibility as far as determining the replacement cycle of the sill logs. At the same time, the amount of backfill against the lower logs should be minimized, as the structure that is exposed will deteriorate at a much slower rate. The extent of backfill on site at the present time appears to have been based on conditions as



TYPICAL FLOATING FLOOR SYSTEM.

KEAY/PATTERSON

FORT SELKIEK, YUKON.

JANUARY, 1992 H.T.S.

found, which would have resulted to some extent from normal buildup of earth and leaves, as well as the original backfill itself.

### 2.3 CONTEMPORARY CONSTRUCTION MATERIALS AND TECHNIQUES

Repair of these aspects of the building fabric will involve several issues. In order to lengthen the life cycle of materials used, a choice may have to be made as to the extent to which the original form of construction will be followed. It should be noted in this regard that the ongoing repair and replacement of materials in a structure will inevitably result in damage, increased wear, and the loss of some of the historic fabric. On the other hand, a loss of historical accuracy through the use of modern building techniques will be offset by less frequent disruption of those original materials which remain. The requirements of the Selkirk First Nation as far as employment and site use also need to be considered.

Having said this, there are two areas where the use of modern construction materials would appear to be appropriate. The first of these is in the floating floor system. It is likely that a substantial increase in the life span of flooring materials can be achieved by substituting pressure treated floor sleepers, along with increasing ventilation into the sub floor area. Several buildings with cellars showed considerable amounts of wet rot spores, indicating that the underfloor areas are quite damp. This condition would prevail particularly during the spring and fall, and would be exacerbated by the fact that the buildings are unoccupied, with no heat to dry the earth below the floors. Changing the floating floor construction can be justified by the fact that, not only have the floors in most cases been completely removed and rebuilt already, but also this rebuilding is a major intervention into the structure, and should be done as little as possible. Thus, it is recommended that, as

floors require replacement, all concealed structural material be replaced with pressure treated wood.

The second major area where modern construction materials should be considered is in providing a protective membrane under sod roofs. It would appear from the site reports that both building paper and roll roofing have been used at various times. Building paper would not likely be successful, as it tears easily and breaks down quickly under the influence of sunlight or excessive moisture. It is recommended that a roofing membrane material specifically designed to be installed under dirt or sod, such as Soprema, be used. These products are normally applied as a torch on system, whereby heat is used to fuse the edges together. This is most definitely not proposed for Fort Selkirk, but rather that edges be overlapped and caulked. If edge conditions, at the eaves and fascias, are carefully detailed and installed, a roof with this or a similar material should have an almost indefinite life span. As in the flooring situation, deterioration is likely accelerated by the fact that the buildings are unoccupied. The resulting lack of heat results in the roof structure retaining more moisture than formerly. This change in site conditions would justify the use of this technology.

A major change in the present procedure will be to discontinue the recycling of materials and "spare parts" from the site.

There are two reasons for this:

- in the case of windows, doors, hardware, and small building parts, the historical accuracy of the building in question is affected. The adaptation of the Field Force buildings in particular is a significant aspect of the history of the site, but this recycling process is no longer appropriate for the restoration/stabilization phase. As an example, replacing a window with a "spare" from the stock of Field Force windows will imply that the building receiving the window was originally constructed using YFF building parts. Such is, of course, not the case.

Appendix 7.2 deals with one aspect of this, the different types of windows and how they have been utilized on site

-building materials which have been lying around on site for an extended period of time, such as timbers and logs, are too dry to be placed underground. This dry material appears to immediately soak up moisture and rapidly deteriorate

## 2.4 CHANGES TO EXISTING CONSTRUCTION

It is appropriate to set up and monitor a variety of conditions in order to determine which alterations, if any, to original construction techniques and materials are beneficial. Any changes to original construction techniques should be based on the following:

- contemplate changes only after a thorough recording of original/as found conditions
- make changes visually unobtrusive
- improvement in life cycles, through better moisture control or increased air flow/movement
- reversibility of the process
- use of sympathetic materials, readily available
- consideration of the status of the building
- review of traditional construction practices, such as roof overhangs, types of log joints, log handling techniques

Generally, if there is any doubt as to the benefits of changing the existing construction, the change should not be made. There are, at the same time, some changes which have been done in several areas and which could be considered experimental. Reference has been made to the use of brushed on preservative, and the fact that it is likely to be of doubtful utility, and has some risk attached. Another major innovation has been the use of flashing along the outside edge of sill logs that have been replaced. This has been combined with the use of small concrete footings on some buildings. It is not clear at

this time whether these have had any impact on the lifespan of the sill logs, for the logs are still essentially resting in contact with the earth. Evaluation of this system would require long term monitoring, under controlled conditions.

Changes to the physical appearance of a building, for example the extended overhang that was added to one house, should be contemplated only as a last resort to a very severe problem.



5. St. Andrews, view to east, 1937, Ward Coll., 77/46 YA. The fencing, although deteriorated, remains around the rectory and school. Note the tall flagpole and bell towers, although the bell had been installed in the church by this time. The extant spruce tree, about 6 feet high, is in front of the Church.

### 3.0 RESEARCH AND RECORDING

In the production of the Preservation Plan, the information available at the Heritage Branch was analysed in some detail.

There are four main sources of information:

- the 1972 Yukon Waterways Survey: a set of prints of all drawings was assembled, and proved to be invaluable. The drawings are quite accurate and, when updated with changes and revisions, are the basic recording tool for all major buildings on site. The few errors that were found are noted on the check sheets. The major omission on these drawings is the lack of detail on windows, doors, and hardware. As well, flue pipe locations and structural details are often not shown. Some of this is due to the fact that many of the buildings were boarded up at the time of recording. Reproducible originals, microfiche, Xerox vellum, or even sepia, should be obtained from Parks Canada and kept in a control file. Prints of all buildings should be available on site as required. Copies of field notes should also be obtained. Copies of the photographs taken during the survey have now been made available

- archives photographs: the large collection of archives photographs should be added to whenever possible. Complete sets should be maintained at the site and at a secure location off site

- recording of seasonal work: this should be expanded to include more detail, and should be formatted to be readily installed in each building file. Photographic documentation should be extensive

- oral history: the excellent transcribed tape program should be continued. The Elders, while on site, indicated a wealth of information about the interiors of buildings, and also continued to flesh out the history of the site in terms of the physical setting. Any attempts at interior restoration will rely heavily on verbal

description, as there is little physical evidence, and almost no photographs  
-archeological work: the sites of several buildings which appear on archives photographs, were identified with the help of the Elders. These should be interpreted and archeological work done as circumstances warrant.

Generally speaking, because of the base drawings resulting from the Yukon Waterways Survey, there is no need for any sort of major remeasuring and redrafting. Photogrammetric surveys are not necessary in this case, and changes or fresh information can be put on the drawings by colored pencil. This is the format that this report uses to update the YSS drawings.

The major areas that have not been fully recorded are the cemeteries. The Selkirk First Nation graveyard is particularly significant in historical and cultural terms and, if it is appropriate, should be thoroughly and accurately recorded. Other aspects of its stabilization are covered in Appendix 7.8.

Other structures that have not been recorded are some of the smaller buildings, such as outhouses, and some supporting structures, such as doghouses and the like. While these are not considered to be of significance equal to the buildings, they are of importance in contributing to an overall picture of life in Fort Selkirk. Recording these smaller structures (they could almost be considered artifacts) could be a useful training exercise, should conditions warrant.

It is strongly recommended that the Steering Committee undertake the recording of the Cemeteries and smaller buildings. It may be appropriate to consider utilizing the resources and expertise of a Parks Canada recording crew, with a training component for members of the Selkirk First Nation.

A related topic is the recording of artifacts and hardware, which are more or less randomly located around the site. The extent of artifacts available is actually quite low, and those that exist are therefore all the more important. As well, virtually all of them are of significance in any sort of interpretive program. Again, the use of trained recorders, with a training component for Selkirk First Nation members, should be considered.

#### 4.0 SAFETY, SECURITY, BUILDING CODE COMPLIANCE

Discussion of these issues centres on three factors: risk to the site from fire, control of vandalism, and structural, life safety, and access concerns.

In analysing these issues, the following assumptions have been made:

- access to Fort Selkirk will be from the river
- the Selkirk First Nation will maintain a continuous presence on site during the summer months
- full handicapped access cannot realistically be provided

At the same time, it should be noted that as use of the site expands, problems of security will get more difficult and will require some form of staff involvement. This concern will be augmented as artifacts are repatriated to the site

#### 4.1 FIRE PROTECTION

The primary threat to the site, at least on any sort of catastrophic basis, is fire. The site as it now stands represents a major investment, not only in cultural and historical terms, but also as a direct financial investment. It has the potential to provide continuing training, cultural, and economic opportunities for the Selkirk First Nation. Fort Selkirk has been threatened before, and it is fair to say that, as site usage increases, the risk from fire will also increase. The site presently has available one gas powered fire pump, and site workers are periodically trained in its use; there are also hand tools. However, the key to fire suppression is speed of deployment, and it is strongly recommended that additional equipment be strategically located on site, housed in a secure shelter, and clearly made unavailable for any use other than fire. Further recommendations are:

- develop a plan for using the grader and the tractor.
- confirm that the grader is available in an emergency

- firmly implement regulations preventing the use of wood heaters in the historic buildings. Seal off heaters and flues
- review and upgrade to code all wood heaters which are in use, for example in the cook house and accommodation cabins
- develop a training program for fire suppression, including the use of the pumps and any equipment, as a part of all site training for workers. This could perhaps be coordinated by the YTG agency responsible for fighting forest fires
- maintain the trail to the airport as a fire break
- review on an annual basis the encroachment of trees and brush around the townsite, and thin as necessary. The spruce trees in particular are quite flammable, and should be evaluated carefully for their visual or aesthetic impact as opposed to their contribution to a fire risk
- install type ABC fire extinguishers in each building, located in an inconspicuous yet standardized position. This could be just behind the front door
- explain fire suppression to visitors as part of the site interpretation information, through signage and also by means of a brochure

#### 4.2 SECURITY

Security refers to the control of abuse of the site, building, or artifacts by any occupants, be they visitors or workers. To keep a relatively high level of security, there is really no substitute for establishing a cooperative approach, explaining the nature of Fort Selkirk and its significance. Informing visitors and workers of the sensitive nature of the site, and the significant efforts which have been made to preserve it is critical, as is reinforcing this attitude by reviewing work programs, site interpretation, and worker training. Security as described here would be enhanced by the following:

- training of site workers and Selkirk First Nation people to be aware of the location and condition of artifacts and buildings. An integral part of this would be discouraging graffiti, and introducing a reporting system for addressing problems as they arise
- work closely with an interpretation consultant to develop ways in which buildings and artifacts can be made secure but still available for viewing and interpretation
- train staff to observe visitors (in an unobtrusive manner), and to ensure that visitors are signed in
- develop, as part of visitor interpretation, an effective means of conveying the importance of the site to visitors
- the visitors' book that Danny Roberts uses is an excellent means of introducing the site, and this opportunity could be taken to provide information regarding fire, security, areas that are off limits for cultural or other reasons, and historical information

#### 4.3 BUILDING CODE COMPLIANCE

As a part of the Preservation Plan, all buildings were reviewed from the point of view of their structural integrity. Any problems discovered have been addressed in the individual building files. From the point of view of the Building Code, structural considerations are the major concern. Other aspects of Code compliance are straightforward, as the buildings are not occupied on any sort of permanent basis, visitor occupant load is low, exits are clear, and no sources of heat are contemplated. The only areas that would appear to have any risk involved are the upper floors of St. FX Church and the Taylor and Drury Store, and access to these should be restricted.

As mentioned above, it is not considered realistic to expect full handicapped access to the site. This having been said, many of the buildings are readily accessible, and others could be made

so with the use of temporary or portable ramps, and with the provision of some staff assistance. It is recommended that the present level of access be considered as satisfactory, and that restrictions on access be made known in any publicity or brochure material

Any new construction should comply with the normal building standards for the area. The extent to which the YTG Building Inspector is involved is not clear, however the standards are not likely to be onerous.

It is appropriate that, to address any long term issues of liability, the legal position of the YTG and Selkirk First Nation be reviewed to confirm the approach to be taken to overall Code issues. It could well be that, as a historic site which is staffed during the time it is open to the public, there would be no requirement to address these, or the issue of liability may in fact be addressed by signage or other means.

## 5.0 MAINTENANCE

The physical nature of Fort Selkirk has been described in the architectural chronology, above. A variety of methods of construction, originally employed over a considerable period of time, have been compressed, as it were, by the stabilization program of the past 12 years. From this point on, buildings such as those with sod roofs will require work on a certain frequency, other building types will need work over a different time frame. One variable here is the particular techniques used in stabilization; a second is localized site conditions.

The intent of a maintenance program is to provide a consistent level of predictability to ongoing work programs and funding requirements. If this is correctly implemented, crisis situations and patch up repairs should, for the most part, be avoided. Generally speaking, this will depend on two factors - ongoing visual examination of the site by those that are working in it, and periodic reviews by people trained in building conservation techniques. In the former instance, the work crew can be trained to observe the site and to report any signs of change or deterioration; this would be based on a checklist. Periodic reviews and sampling of particular components, on an annual basis, would indicate developing problem areas.

It is important to note that regular preventive maintenance and preservation is far more cost effective than crisis management of problems that suddenly, and inevitably, appear. Even now, as the restoration and stabilization of the site is being completed, this maintenance function will become continuous, with a regular program of inspection and repair. It is recommended that the approach taken provide for regular inspections as the basis for necessary maintenance, rather than trying to schedule repairs. To be successful, this program should be performed by someone who is familiar with the site, with the work carried out to date, and who is committed to the project on a long term basis.

The implementation of proper maintenance procedures is no less skilled than restoration work, and should be viewed in the same context. The use of unskilled workers or inappropriate repair techniques can seriously affect the accuracy and durability of work already done and can lead to more frequent repair cycles. The objectives of a maintenance program have been defined by the Department of the Environment in England as: to keep, restore, or improve every facility in every part of a building, its services and surroundings to an acceptable standard and to sustain the utility and value of a facility. They go on to state that the main points in achieving this are as follows:

1. the amount of funding available for maintenance will influence the standards to be set, and the amount of work that can be successfully undertaken
2. the acceptable standard may alter over the life of the building, which may in turn alter the amount of maintenance work which is required
3. efficiency in the execution of maintenance work depends on correct diagnosis, followed by effective remedies performed with good workmanship and guided by good management
4. maintenance is divided into planned and unpredictable work, the former being divided into preventive and corrective maintenance, while the latter could be defined as emergency maintenance. The less emergency maintenance, the better the maintenance plan.
5. adequate records and data should be kept to allow forecasting of budgetary and task requirements
6. maintenance should involve everyone connected with the site: maintenance management, supervisors, and workers
7. it must be accepted that more rather than less work is necessary if the value and amenity of a cultural property is to be maintained

## 5.2. INSPECTION PROGRAM

Inspection relies on a variety of people to be successful, with regular inspections by staff people according to their knowledge and competence. Of primary importance is a custodian, locally based, who can examine the site on a regular basis and document any problems. This role could be assisted by interpretive and/or cleaning staff, who would be trained to routinely examine all buildings and their surroundings during their normal course of duty. These regular inspections should culminate in a full professionally based inspection every five years.

An inspection program would include the following:

1. daily
  - security check of site
  - check of electrical systems
  - check of any wood stoves, fires
  - ask staff for indications of any problem areas
  - check any areas specifically where work is in progress
2. weekly
  - broom clean cabins and buildings
  - check for birds nests
  - check signage, display material
  - check fire equipment
3. monthly
  - check buildings for water leakage or damage
  - fire training and drill
  - test pumps, grader, tractor
4. annually
  - test excavations of the footings, two to four per building, on one-quarter of the buildings on site. In this way, all buildings will be checked every four years.
  - review all buildings as outlined above for signs of settling

- inspect all sod roofs for signs of deterioration. Do spot checks of each roof in at least two areas
- recharge fire extinguishers as necessary
- oil and repair all hardware
- examine all exterior paintwork, touch up or place on work program as required
- thoroughly examine and broom clean the interiors of all buildings
- examine any temporary repairs, such as plastic window films. Replace or repair as necessary
- complete maintenance log, review inspections reports
- confirm any work has been documented with photographs and a written description
- develop a work program for the year following

### 5.3 REPAIR PROCEDURES

As mentioned, repair is no less skilled a task than the original restoration, requiring a clear understanding of the concept, as well as the reasons for the repair and the technical skills to carry it out. The extent and scope of a repair should thus be clearly defined by the supervisor, and clearly understood by the person who is to do the work. Beyond this, the worker, once given responsibility for a repair, should document the actual extent of the work, and should in particular itemize any other related problems or any aspects of the repair which do not seem to have been successful. Thus the worker who is doing the work contributes to the condition assessment of the building, and where problems are likely to occur.

The procedures for maintenance may seem complicated and expensive, however it should be noted that it is, in effect, a duty of the custodians of Fort Selkirk to pass the site on to the next generation in good condition, with its value as a major archival and historic resource intact and fully maintained.

## 6.0 CLASSIFICATION OF STRUCTURES

To determine whether a course of action is appropriate for a particular building, it should be evaluated using the following criteria:

- cultural significance: for the Selkirk First Nation, and within the context of the Yukon generally
- architectural significance: design, construction techniques
- townscape: location
- history: building use, occupants
- contemporary use possibilities

The Management Plan identified three categories of buildings. It should be noted that these are not based on any sort of criteria or measurement of significance, for all the buildings within the townsite are considered to be equal. Rather it is a means of directing building use in a manner which will satisfy Selkirk First Nation requirements, while respecting the heritage significance of the site. The categories are intended to be of assistance in determining which buildings are best retained intact in their present state (landmark), suitable for interpretation and/or restoration (restoration), or are available for active use (supporting). This recommendation depends on a variety of factors including the original use, present condition, history, the amount of information on the interior of the structure, and whether any furniture or other artifacts are available. Thus the categories assigned to some buildings may change as other information becomes available, for instance, there are, at this time, very few photographs of the interiors of the buildings in Fort Selkirk. It should be noted that, while the categories provide a basis for ongoing review and discussion by the Steering Committee, it should be noted that one of the factors to be considered is the wear and tear on a building as its level of use increases. In other words, a Landmark building, as an example, will have less wear and tear on it, by virtue of its less intensive use.

The categories which were developed in the Management Plan are:

1. Landmark: a short summary of the philosophy of this category would be: stopped in time. These should have a maximum of on-site and archival research. Stabilization should re-use existing materials to the maximum extent possible, and should always use original materials and construction techniques. No alterations or occupancy would be considered, and interpretation would be by freestanding display.
2. Interior restoration: could be described as: to put back in time. This would allow interior reconstruction for interpretive use, however no occupancy or commercial use would be considered. Occupancy to assist in interpretation would be acceptable
3. Supporting structure: would apply to buildings that are to be returned to use. Exterior restoration as far as practical, with interior reconstruction or sympathetic adaptation would be allowed. Commercial use and seasonal occupancy would be permitted.

Buildings in Fort Selkirk have been assigned to the following categories:

#### LANDMARK

- Orderly Room (#1)
- Joe Roberts (14)
- Coward House (17)
- Devore Cabin (21)
- Taylor & Drury Store (26)
- Larsen/Lankins (27)
- Rectory (29)
- St. Andrews Anglican (30)

-St. Francis Xavier Catholic (34)

## INTERIOR RESTORATION

- Frank Blanchard (2)
- Stan Jonathon (6)
- Andrew Baum (13)
- Cameron house (RCMP quarters) (20)
- School (28)
- Armstrong cabin (31)

## SUPPORTING STRUCTURE

- Old Silas Cache (3)
- Robert Luke cabin (4)
- Double Cache (5)
- Jackson Jonathon cabin (7)
- High Cache (8)
- Big Jonathon Cache (9)
- Tommy McGinty cabin (10)
- Old Abraham Cabin (11)
- Anderson Cabin (12)
- Garage (15)
- Machine shop (16)
- Greenhouse (18)
- RCMP Shed (19)
- Devore Shed (22)
- Stables (23)
- T & D Barn (25)
- Stone house (32)
- Stone shed (33)
- cache (35)
- Van Bibber Barn (36)
- Wilkinson house (37)



6. Harry Baum, Tommy McGinty, and Roger Alfred leaving Fort Selkirk  
September, 1991

## INDEX

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Bldg. No.	Building Name
1.	Orderly Room/Blanchard
2.	Frank Blanchard Cabin
3.	Old Silas Cabin
4.	Robert Luke Cabin
5.	Double Cache
6.	Stan Johnathan Cabin
7.	Jackson Johnathan Cabin
8.	Peter McGinty Cabin
9.	Big Johnathan Cabin
10.	Tommy McGinty Cabin
11.	Old Abraham Cabin
12.	Johnny Anderson Cabin
13.	Andrew Baum Cabin
14.	Joe Roberts Cabin 15 Garage
16.	Machine Shop
17.	Coward Cabin 18. Greenhouse 19. Shed
20.	RCMP Detachment
21.	Devore Cabin 22. Shed
23.	Stable 24.
24.	T & D Shed
25.	T & D Barn
26.	T & D Store
27.	Larsen/Lankins Cabin
28.	School
29.	Rectory
30.	St. Andrews Anglican Church
31.	Armstrong Cabin
32.	Stone House
33.	Stone Shed
34.	St. F.X. Catholic Church
35.	Cache
36.	Wilkinson Cabin
37.	Van Bibber Barn

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: ORDERLY ROOM / Blanchard Cabin

NO: 1

### CONSTRUCTION:

Yukon Field Force (YFF) log structure (1898) 26' x 26' hip roof  
2 sided log walls with half lap corners shingled roof probably  
added ca.1900

### WORK TO DATE:

- 1984 Replaced sills & 1st (?) round of log walls - with aluminum moisture barrier to exterior and damp course at floor height.  
Rebuild N. wall to window head - faceboards Root cellar rebuilt  
Floor beams, joists and flooring replaced Part of roof structure,  
- 2 layers sheathing, shingles, fascias. 1985 4 windows - 2 doors - stain
- 1986 Lower flashing/Backfill paint fascias, putty windows with DAP  
Interpretive Display outside building.
- 1989 Remove and replace existing flooring and add more (shrinkage problem).

### INFORMATION AVAILABLE:

ORAL HISTORY -Yes

ARCHIVES PHOTOS -YFF plans & photos 1898

WATERWAYS SURVEY - Drawing #48 & 49

STABILIZATION PHOTOS/REPORT

1984 Field trip reports and summary report(H.D.)

1985 Field season report/F.J.site mtg. notes

OTHER- Reports on work planning available (no reports on actual work done)

### DRAWING UPGRADE/REVIEW:

YWS does not show:

-rebuilt north wall, window sash, frames.

-extent of replaced sill logs, flashings -roof ties

### WORK RECOMMENDATIONS:

-Roof Tie in E-W direction to be strapped on top side (use approx. 3/16" x 1 1/2" steel strap and 4 lag bolts each side) -Missing stove pipe: install thimble hole (see photo 84.5.4.12 & 17.)

- Install: hardware, interior door frame. - Clear out cellar

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BUILDING: ORDERLY ROOM/Blanchard cont'd. NO.: 1

CONTENTS:

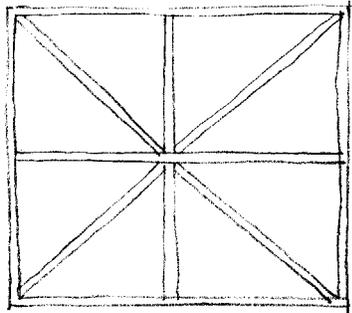
Nil

COMMENTS:

-Note: several logs on the south wall were partially sawn through during installation to take out warp and/or twist. -Interior door frame missing, See YFF dwg., Photo 84.5.4.11. -Notches shown on various walls for interior partitions. -Remnants of the interior wall cloth covering are extant. -Roof construction (see photo)

Sketch:

Roof timbers





7. Yukon Field Force Buildings, 1898, Roozeboom Coll., 6286, YA. The Orderly Room is the central building. The original board roof shows clearly. Selkirk First Nation cabins are visible along the edge of the riverbank. Again, the formality of the buildings is in contrast to the scale of the landscape.

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: FRANK BLANCHARD CABIN

NO.: 2

CONSTRUCTION:

Unpeeled Round Log 9'6" x 14'6"  
Inverted Saddle Joint  
Low pitch Sod Roof

WORK TO DATE:

1986 Replaced sill logs and next log above

Installed flashing on exterior of sill log to grade Replaced gable ends

Replaced roof structure complete, sod on 50 lb. roofing felt.

Installed new sash - west elevation and old sash - east  
elevation

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS

WATERWAYS SURVEY- Drawing #50

STABILIZATION PHOTOS/REPORT

No reports on actual work done.

OTHER- 1985 Condition report (D.I.) 1986 work plan (H.D.)

DRAWING UPGRADE/REVIEW:

Shown -Deteriorated roof, gable ends and building tilts, (now corrected).

Not Shown - Extent of rebuilding (sills, flashings, gables, roofs, windows). Numbering blaze marks indicating the building was moved in the past. (West wall).

WORK RECOMMENDATIONS:

-Stabilize dirt on roof. (Seed?)

CONTENTS:

-Metal candle holder, miscellaneous wood/metal.

COMMENTS:

-Logs numbered (decreasing number of notches)- cabin dismantled and re-assembled.

-Holes & pegs on south wall.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING: OLD SILAS CACHE

NO: 3

CONSTRUCTION:

Rectangular Frame Bldg. 10'10" x 12'10" 2 x 4 Studs and  
Horizontal Slabs  
Medium pitch gable roof - Board and Batten

WORK TO DATE:

1987 New sill logs  
New Trim board @ Front door sill New Board and Batten  
Roofing

INFORMATION AVAILABLE:

ORAL HISTORY  
ARCHIVES PHOTOS  
WATERWAYS SURVEY - Drawing #50  
STABILIZATION PHOTOS/REPORT - 1987 Report(H.D.)  
OTHER

DRAWING UPGRADE/REVIEW:

Drawings closely represent existing situation Window screening on east elevation is removed

WORK RECOMMENDATIONS:

-Replace plastic on window

CONTENTS:

COMMENTS:



COMMENTS:

- Home made clothes line reel - S.E. corner
- Walls partially lined with cotton
- Note high quality of logwork.
- No indication of stovepipe location at present. There is a curved piece of galvanized metal in photos 86.5.5.27 & 28, which may indicate a chimney at the southwest corner.
- the hole in the North end wall is a screened vent. -2 - 2 x 14" planks on grade at west side possibly originally for boardwalk at entry door.



8. Jackson Jonathan, Frank Blanchard, and Harry Baum beside the Robert Luke cabin, Martha Silas Coll., YA. Note in particular the details around the cabin – woodpile, sawhorse, waterbucket and section of boardwalk near the front door. The roof is sod/dirt; the purpose of the wood frame on the roof is not clear.



## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: STAN JONATHAN CABIN

NO: 6

CONSTRUCTION:

17'6" x 23 '6" erected at Fort Selkirk 1940  
(moved from Pelly)  
Squared hand hewn log cabin (except sill log - round)  
Compound Dovetail Notching  
Oakum Chinking & Cement  
Medium Pitch Shingled Roof  
Interior partitions & wall linings of heavy cardboard -3 rooms

WORK TO DATE:

1986 Sill logs replaced & flashed. 1st round east & west walls, New Roof Boards-4" longer to protect eaves. - also extra 1 x 8 cleated to eaves.  
New wood shingle roof - stained Cap boards

INFORMATION AVAILABLE:

ORAL HISTORY - 1985, site interviews 1991  
ARCHIVES PHOTOS  
WATERWAYS SURVEY - 1972 Drawing #53  
STABILIZATION PHOTOS/REPORT  
- 1986 Field Report (H.D.) & Photos

DRAWING UPGRADE/REVIEW:

Drawing of # of logs overall heights and dovetails not very accurate.  
Roof Overhang now 4" greater  
Not Shown - changed roofing  
- interior walls furred with 1" on flat  
- all sash doubled.  
- logs numbered w/blaze marks

WORK RECOMMENDATIONS:

-Rechinking required. (Oakum with lime mortar.)  
-Flash east purlin @ south end, restrain shingles.

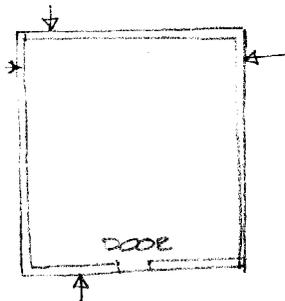
CONTENTS:

see list of July 1986

COMMENTS:

- Weathering on interior must be due to building standing without a roof for some time, either here or as originally constructed
- Stan Jonathan should be interviewed to add information.
- Cabin constructed of well fitted squared logs with dovetailed corners. The logs are numbered in sequence from the bottom, with the numbers located as follows:.

Sketch:



- Heavy cardboard interior paneling was re-installed in front room during stabilization
- Entry door is installed upside down-confirm if this is original
- storm door is broken off its hinges.
- the extended overhang should be cut back to original when building is re-roofed.

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: JACKSON JONATHAN CABIN

NO: 7

### CONSTRUCTION:

4' -7" x 4' -8" Converted Tent Frame  
2 rooms  
Stained white shingles on boards on light frame.

### WORK TO DATE:

1986 Replaced top boards of walls and roof boards  
Installed new roll roofing  
Wall shingles repaired and restained (white)  
Window sash (west elevation) replaced from stock.

### INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS

WATERWAYS SURVEY - 1972 Drawing #54

STABILIZATION PHOTOS/REPORT - 1985 Condition Report,  
- 1986 Site Visit Report (H.D.)

### OTHER

### DRAWING UPGRADE/REVIEW:

Not Shown - Flooring, stove location  
- Door Details  
- Changes to roofing  
- Canvas @ top of wall, at roof peak and gables and at room divider.

### WORK RECOMMENDATIONS:

-Foundation work (extensive)  
-Complete: south side window, west side window.  
-Cap chimney, install pipe.

### CONTENTS:

Barrel Stove, small bed, small items (referred to in 1986 report)

### COMMENTS:

-one of two converted tent frame buildings  
- canvas shows along top of walls, at roof peak, end gables, and interior partition.  
-Note remains of boardwalk at entry.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING: HIGH CACHE (Peter McGinty Cache)

NO: 8

CONSTRUCTION:

Pole Cache

WORK TO DATE:

- 1982 New support posts installed  
Roof removed
- 1986 Replaced upper planks of walls  
New roof pole  
New roof planks/battens/kerosene tin roof

INFORMATION AVAILABLE:

- ORAL HISTORY - Nil
- ARCHIVES PHOTOS - Nil
- WATERWAYS SURVEY - No drawing
- STABILIZATION PHOTOS/REPORT - 1986 Site Visit Report (H.D. -and photos

OTHER

DRAWING UPGRADE/REVIEW:

N/A

WORK RECOMMENDATIONS:

-Nil

CONTENTS:

COMMENTS:

FORT SELKIRK PRESERVATION PLAN

---

BUILDING:                   BIG JONATHAN CACHE

NO: 9

CONSTRUCTION:

Mid 1920's  
Pole Cache Shiplap walls  
3 x 3 wood flooring plans

WORK TO DATE:

1986 New poles and cross boards  
    Partial replacement of floor boards  
    Old Shiplap replaced (one new piece)  
    2 x 8 rafter replaced with new  
    All new roof lumber including battens, then replaced  
    -existing kerosene tins

INFORMATION AVAILABLE:

ORAL HISTORY  
ARCHIVES PHOTOS  
WATERWAYS SURVEY - No Drawing  
STABILIZATION PHOTOS/REPORT

OTHER

DRAWING UPGRADE/REVIEW:

WORK RECOMMENDATIONS:

CONTENTS:

COMMENTS:

Probably the oldest Selkirk First Nation building existing on site.

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: TOMMY McGINTY CABIN

NO: 10

CONSTRUCTION:

1939 Small (10' x 15'6") unpeeled log cabin  
V - Saddle Notch Corners  
Low gable sod roof  
Interior paper linings extant  
(Check how roof was done, it does not leak)

WORK TO DATE:

New sill logs  
New gables and roof New flooring  
New door frame & casing

INFORMATION AVAILABLE:

ORAL HISTORY - 1991 site interview  
ARCHIVES PHOTOS  
WATERWAYS SURVEY - Dwg. 55  
STABILIZATION PHOTOS/REPORT  
- 1985 Condition Report (R.I.)  
- 1987 Condition Report (H.D.)  
-1988 Field season summary report (B.B.)

OTHER

DRAWING UPGRADE/REVIEW:

Not shown - New sill logs/flashing  
- New gable logs & roof (shows old roof with pegs missing, etc.)  
- Cross Log  
- No sash shown

WORK RECOMMENDATIONS:

-Rechinking (South gable)  
-Cover chimney hole  
-Add sod to roof  
-Replace windows

CONTENTS:

-Original coffee can stove, table, cupboard, two benches & washstands  
-Some artifacts nailed on exterior  
-Some interior wall coverings (cardboard) extant

---

BUILDING: TOMMY McGINTY CABIN cont'd. NO.: 10

COMMENTS:

- Check status on west cap log mentioned in 1988 report
- Lumber & front door came from Martin house, which was Located near Stone House.
- Quickly built log cabin.

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: OLD ABRAHAM CABIN

NO: 11

CONSTRUCTION:

Small (10'5" x 12') mostly round peeled logs untrimmed ends  
Converted log tent frame

WORK TO DATE:

1986 Removed collapsed roofing materials and installed temporary plywood roof with roll roofing over. Cross braced building @ center  
Wood floor removed and stored outside.

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS

WATERWAYS SURVEY - Drawing #54

STABILIZATION PHOTOS/REPORT

- 1985 Condition Report (R.I.)

-1986 Site Visit Report (H.D.)

DRAWING UPGRADE/REVIEW:

Not Shown - tent frame details on interior and exterior (ends of rafters)  
- 6 light sash - 10 x 12 glass, 27" x 33" overall

WORK RECOMMENDATIONS:

- Check ridge and purlins for strength
- New sod roof on boards & roofing material
- New floor
- Review contents for archival significance.

CONTENTS

- Bench, part of chair, able, small artifacts on floor.
- Bed and wood outside.

COMMENTS:

- Question appropriateness of using kerosene cans as temporary flashings.
- One of two converted tent frames. Cross bracing shows at each end, and has remnants of canvas attached.

See sketch:



- A second ridge beam was added when the canvas was covered over. The lag walls for the tent frame went to the fifth round, the canvas extended down to this height. The upper walls are made from logs & possibly recycled from another building, as they are notched in odd places. There are some remnants of wood crates and cardboard cartons nailed to the interior walls.
- Stove and chimney location to be confirmed from older photographs.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING:        ANDERSON CABIN

NO: 12

CONSTRUCTION:

14'8" x 18' 1930's round log  
Inverted V- notch corners

WORK TO DATE:

None

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS - no known Photos

WATERWAYS SURVEY -- 1972 Drawing #56

STABILIZATION PHOTOS/REPORT - 1985 Condition Report (R.I.)

OTHER

DRAWING UPGRADE/REVIEW:

Interior Partition shown is now collapsed

Not shown    - Corner cupboard  
                  - Door- beaded V-joint  
                  - Row of blazes to right of door, indicating porch

WORK RECOMMENDATIONS:

-Leave as ruins  
-Sandwich-brace walls (at E & W windows)

CONTENTS:

Built in corner cabinet, Bed, Trunk, table, remnants of dresser

COMMENTS:

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: BAUM CABIN

NO: 13

CONSTRUCTION:

- 18' x 21' round and partially squared.(recycled)logs (random notching, etc.)
- shallow pitched sod roof with ties
- vertical poles @ E.& W. ends of N. wall (spacer poles).

WORK TO DATE:

- 1985- New sill logs and 1st round above (on concrete blocks)  
New floor joists and flooring  
Mostly new roof poles and sod roll roofing installed.  
Cap log on North wall was repaired  
Four new windows and front and rear door.

INFORMATION AVAILABLE:

ORAL HISTORY 1991 - Interview H. McGinty, H. Baum

ARCHIVES PHOTOS

WATERWAYS SURVEY - Dwg 57

STABILIZATION PHOTOS/REPORT

- Undated condition report,
- 1985 Condition Report (D.I)
- 1985 Field Trip Report (Final) (H.D.)

DRAWING UPGRADE/REVIEW:

- Not shown
- Cross ties
  - New windows and doors
  - Sod retaining logs & pegs
  - Blaze marks at rear indicating addition
  - New flooring pattern (joints now staggered)
  - The rear addition was approximately 9' x 11'5", according to blaze marks, without windows or doors (Harry Baum's recollection.)

WORK RECOMMENDATIONS:

- New front door casing at head doesn't fit, it appears the door frame is set too far back.
- Redo roof (especially if roll roofing not installed)extensive leaks.
- Repaint door and door frame, replace incorrectly sized plank in rear door.
- Remove concrete and sack.
- East side window trim loose.

CONTENTS:

See 1985 Inventory

---

BUILDING: BAUM CABIN continued

NO.: 13

COMMENTS:

- The rear addition could be rebuilt if desirable.
- The addition was approximately 9'-0" deep by 11'-6" wide, built of logs without doors and windows.
- With the contents, plus Harry Baum's description, this cabin would be appropriate for interpretation/restoration.
- The logs, notch detail and cross beam notches indicate that this building may have been constructed from parts of a YFF structure. This could not be confirmed from Harry Baum.
- The repair of the north end gable logs, where sound wood has been inserted into the rotted core of the log, is a clever and appropriate treatment.
- Stabilization photographs (85.6.16.80., etc.) and Harry Baum's descriptions can be used to replace furniture and artifacts in their correct positions.

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: JOE ROBERTS CABIN

NO: 14

### CONSTRUCTION:

15'4" x 24'6" (higher than typical cabin)  
Low slope sod roof,  
Inverted V-notch corners, some ex-YFF logs?  
Unusual side entry and side addition (not existing)  
1916-17, newspaper lining  
Unusual centerpost with double cross beams

### WORK TO DATE:

1988 - New sill logs, gable end logs, roof (roofing paper under), floor- mostly reused.  
- Bldg. was dismantled and reconstructed.  
- sandwich bracing on west wall

### INFORMATION AVAILABLE:

ORAL HISTORY -1991: Info on Lean-to (kitchen): [Windows N & S walls, no door.  
Sod roof -(\*see comments below)]  
ARCHIVES PHOTOS - F. Bob Coll. 8708  
- Hudson Bay Co. Archives F-112 Neg.84-95B  
WATERWAYS SURVEY - Drawing #58  
STABILIZATION PHOTOS/REPORT - 1985 Condition Report (R.I.)  
- 1988 Field Season summary report (B.B.)

### OTHER

### DRAWING UPGRADE/REVIEW:

Not Shown - extent of sill log/gable/roof replacements - centerline post  
- blaze mark west wall, indicating addition  
- notch at head of opening in West wall ( old door location)  
- several holes in wall North & East Elevation  
Shown - sash (now missing)

### WORK RECOMMENDATIONS:

- Sandwich bracing should be moved up to include header  
Window sash replacement  
- Rebuild lean-to (Check size on YWS drawings)  
- Door casings are changed from what shows on YWS drawing - this should be checked  
- Replace missing diagonal brace on door  
- Back door sticks

---

BUILDING: JOE ROBERTS CABIN continued

NO.: 14

CONTENTS:

Nil

COMMENTS:

- Flat roof /log walls 6-7" top, roof poles blazed one side, rough 2 x 8 flooring, round log joists. Inside logs blazed. 'Steamboat' form of roofing methods? Window West side.
- There is enough information to rebuild the lean-to kitchen.
- Corner notches chinked with moss - purpose not clear.
- YWS drawings show sash, window screens, and one fold down window shutter on north side.

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: GARAGE

NO: 15

CONSTRUCTION:

YFF Building (Guard House) (Centre of 3)  
-moved 1st to West Side of Zimmerlee Store (Used as Residence)  
and then to present location (Used as Garage.)

WORK TO DATE:

1981 - Roof deck repairs (30%) and new roll roofing complete - Sandwich bracing to west wall.

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS - 1937 #49 & #28 (Zimmerlee)

-Glenbow NA-3755-67 & 72

-Larss & Duclos Roozeboom Col 6288 & 6286

WATERWAYS SURVEY - Drawings #59 & 60

STABILIZATION PHOTOS/REPORT -YFF -1981 Project supervisor's report  
-1987 Physical History (H.D.)

OTHER

DRAWING UPGRADE/REVIEW:

- Several windows incorrectly located -see marked up drawing
- Bottom three logs on west wall are removed and the wall is on cribs, also sandwich-braced
- Collar ties not shown
- Post not shown

WORK RECOMMENDATIONS:

- monitor stability and settlement of temporary supports
- long term use of building is an interpretative decision
- Complete replacement of lower logs
- Replace windows, *inventory* of machinery.

CONTENTS:

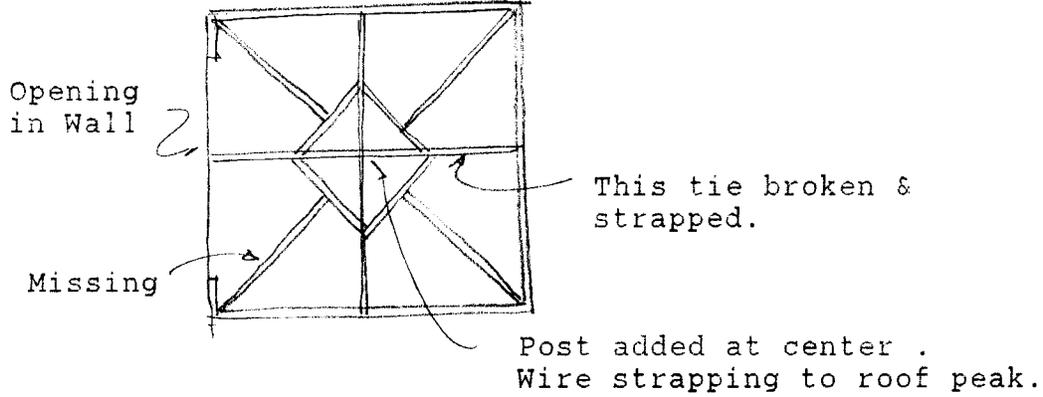
- Large # of windows
- Parts from restored houses
- Extensive mechanical equipment

COMMENTS:

Recommend - Windows be put in safe storage

- Active machinery stored elsewhere

- Parts from other buildings to be stored elsewhere. -Note that the framing of the pyramidal shaped roof is different for each of the YFF buildings. The garage is as follows:



-The material from other buildings should be returned to them, as far as possible.



9. Zimmerlee cabin, 1937, HBCA, PAM, FTD 22/10-16. Even for Fort Selkirk, the YFF Guardhouse displays a remarkable degree of adaptive re-use. Stabilization in its final location, as the machine shop, should be completed.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING: MACHINE SHOP

NO: 16

CONSTRUCTION:

19'6" x 21'6"  
log building with sod roof

WORK TO DATE:

1989- Walls sandwich braced, temporary posts  
1991- Complete Rebuild - documentation not prepared

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES

PHOTOS

WATERWAYS SURVEY - Drawing #61

STABILIZATION PHOTOS/REPORT -1985 Condition Report(R.I&H.D)  
-1989 Field Season Report (B.B.)

OTHER

DRAWING UPGRADE/REVIEW:

-Extent of New Work not shown  
-Additional Roof Poles and pegs

WORK RECOMMENDATIONS:

-Do not use green preservative in future  
-Complete installation of doors & windows.  
-Install chimney caps.

CONTENTS:

Equipment and tools - extensive but not documented

COMMENTS:

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: COWARD HOUSE

NO: 17

CONSTRUCTION:

Originally YFF Commanding officer's residence.  
Moved in 1920's to present site with log addition (east) and porch (south).  
Roof lines integrated into the original design.

WORK TO DATE:

1981 Removed parts of floor and installed temporary braces Removed old roofing and deteriorated roof boards  
Replaced top logs south and middle wall  
Replaced some hip rafters, new boards and installed rolled roofing  
1982 Sill logs and cedar roof  
1985 New windows and Doors/hardware Painted floors/trim, etc.

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS WATERWAYS SURVEY - 1972 Drawing #62,63, & 64

STABILIZATION PHOTOS/REPORT-1981 Project Supervisor's Report

OTHER -

DRAWING UPGRADE/ REVIEW:

Shown - Deteriorated floors, now fixed  
Not Shown - Built-in shelves, kitchen  
- Flue locations - Roof bracing  
- Ext. door detail - Extent of new timber (walls) - Earth berm line especially on addition  
- New 4 lt. double hung sash (shows 6- light sash)  
- Old eavestrough - cedar shingle roof  
- Log numbering

WORK RECOMMENDATIONS:

Lower grade along east & west walls

Replace Lexan glazing

Complete panelling in southwest room (bedroom)

Replace/re-attach shelving in kitchen.

Complete door hardware installation; original hardware shows in stabilization photos.

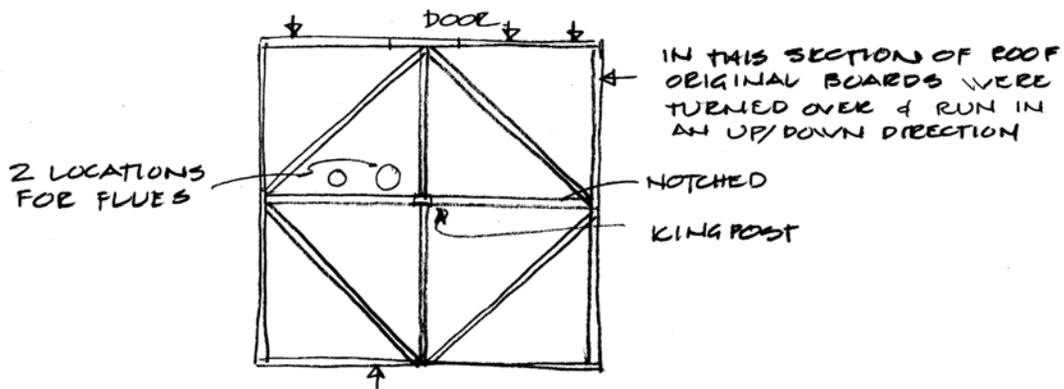
CONTENTS:

- Several built in cabinets, small artifacts
- Sections of decorative railing found outside - original location not known.

COMMENTS:

- Extensive wet rot in cellar (moisture problem)
- Front door trim too narrow - should be 1 x 8 - see traces
- Building has been lowered (during move), logs are numbered for re-assembly, (see drawing)
- Cardboard ceilings could be restored.
- Wood trim from this building presently stored in garage should be returned.

Roof framing:



SKETCH

Log numbering locations = arrows

- Note slots in front room wall for post office.



10. Commanding Officers' Quarters, Fort Selkirk, 1898, Glenbow Archives 3755 65. Another recycled structure from the YFF, here shown under construction with the board roof. The height and proportion of the walls as originally constructed are clearly visible.



11. Kathleen Cowaret at Coward House, Van Bibber Coll., YA. The picket fence, set on an horizontal board resting on the ground, and entry boardwalk, are clearly shown.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING: GREENHOUSE

NO: 18

CONSTRUCTION:

Frame

WORK TO DATE:

Nil

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS

WATERWAYS SURVEY

STABILIZATION PHOTOS/REPORT

OTHER

DRAWING UPGRADE/REVIEW:

not drawn

WORK RECOMMENDATIONS:

CONTENTS:

COMMENTS:

-possible program of seed analysis could be carried out here to determine plants grown.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING: SHED (Behind RCMP)

NO: 19

CONSTRUCTION:

13'6" x 17'8" medium slope gable roof, building made of mostly 2" rough boards and 1 x 6 battens (3-5/8"x14" material recycled Steamboat timbers )  
- No Studs

WORK TO DATE:

1981- Remove roof battens and installed roll roofing over existing Boards

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS

WATERWAYS SURVEY - Drawing #65

STABILIZATION PHOTOS/REPORT -1981 Project Supervisor's report  
- 1985 Photographs

OTHER

DRAWING UPGRADE/REVIEW:

Not shown

- Removed battens
- install roll roofing
- Door details

WORK RECOMMENDATIONS:

CONTENTS :

- Windows
- - Sleigh

COMMENTS:

Inventory windows, Examine bottom edge of planks (@ ground).

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: RCMP DETACHMENT/TELEGRAPH STATION

NO: 20

CONSTRUCTION:

Round log building with pyramidal roof built in 1920's in the style of YFF buildings with log addition, inverted V-notch corners  
Exterior Corner boards - North wall Roof - stained red cedar shingles  
Addition - now roll roofing  
Front porch  
Ceiling: painted cotton

WORK TO DATE:

1981- Stripped roof of addition (cedar shingles) and most roof boards and purlin. Replaced roof boards and roof with roll roofing

1985- Sill logs and 1st round, new root cellar structure, entire floor structure replaced (except some finished flooring reused). Concrete pads used at corners and end wall, also flashings installed New benches at North elevation, new windows and doors. Addition rebuilt.

INFORMATION AVAILABLE:

ORAL HISTORY - Cameron Interview

ARCHIVES PHOTOS

WATERWAYS SURVEY - Drawings #66 & 67 also Technographic  
- Drawings (2) dated June 1985.

STABILIZATION PHOTOS/REPORT-1981 Project Supervisor's Report -Physical History(undated),-'As Found' Drawings Recording Exercise 1985 (H.D. Report)-1985 Notes from conversations with G.I.& Martha Cameron, -1985 Condition Report (R.I.) -1985 Reports of 5 field trips (H.D.)

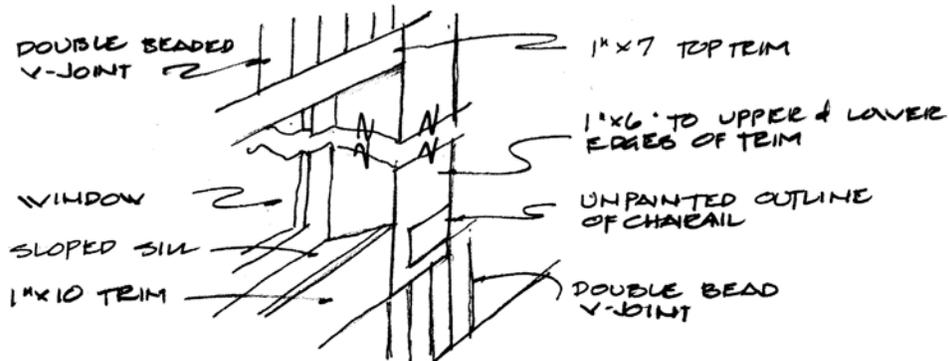
DRAWING UPGRADE/REVIEW:

Not Shown - Kitchen cupboards, pump pipe, stove hole  
- New Windows & Floors, reflooring  
- Structural details of roof

BUILDING: RCMP DETACHMENT/TELEGRAPH STATION cont'd...NO.: 20

COMMENTS: cont'd...

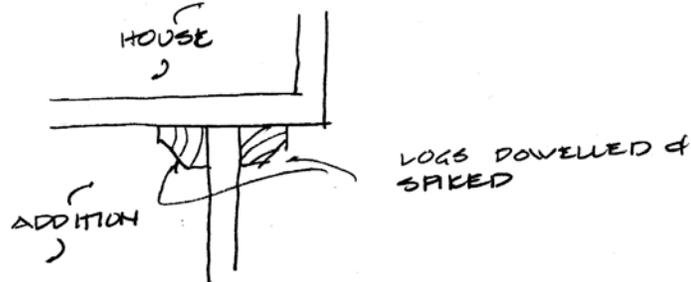
-V joint should be screwed onto permit periodic replacement of sill logs. See sketch of panelling.



-Vent hole cut through Southwest window.

-Chimney flues located in kitchen and in old office area, northwest corner.

-Attachment of addition to main house:



-Basement is quite damp, showing wet rot spores.

-Doors starting to jam.

-Insulators extant on exterior

-Grade high on east & west walls.

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BUILDING: RCMP DETACHMENT/TELEGRAPH STATION

NO.: 20 cont'd..

WORK RECOMMENDATIONS:

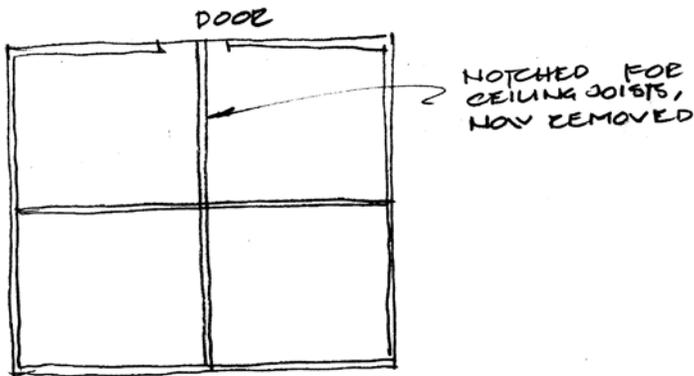
- Repair roof of addition (signs of water damage)
- Remove spruce tree & aspen within 10' of building.
- Paint windows & doors
- Rechinking
- Complete hardware installation
- Block gaps in exterior logs
- Consider interior restoration (partition, ceiling, completion of V-joint, furnishings)

CONTENTS:

- Kitchen cabinets, table, some interior panelling, some remnants of wall finishes.
- Remnants of fabric ceiling material.

COMMENTS:

- There is enough information to consider restoration. The panelling could be replicated. The kitchen is largely intact, and the Camerons gave a fairly complete description of the interior.
- roof framing plan



## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: DEVORE CABIN

NO: 21

CONSTRUCTION: Constructed early 1930's  
16' x. 21'8" Log Cabin  
Low gable sod roof with 9'8" x 10'5"  
Log Side addition with corrugated steel roof.  
Small front porch

WORK TO DATE:

1978 Roof replaced (sod)  
1983 Re-dig root cellar and rebuild  
New sill logs on concrete pads  
New floor sleepers.  
Replace original sub and finish flooring, doors and windows  
Roof repairs

INFORMATION AVAILABLE:

ORAL HISTORY  
ARCHIVES PHOTOS  
WATERWAYS SURVEY- Drawing # 68  
STABILIZATION PHOTOS/REPORT - Not located

OTHER

DRAWING UPGRADE/REVIEW:

Not shown

- New sill logs & flashing
- Details of interior finishes
- Interior shelves, baseboards
- straightened up porch
- well pipe outside rear of building
- new 1 x 6 eaveboards

WORK RECOMMENDATIONS:

- Roof repairs required: new sod roof on roll roofing.
- Remove plastic on windows, repair glazing as necessary
- Install chimney and caps.

CONTENTS:

See YWS drawings: Tea crate wardrobe, pump, wicker chair, linoleum floor, corner chest, shelf, table. Some wallcovering extant.

COMMENTS

- Interesting sash: 1-"homemade" double-glazed
- Wet rot in root cellar.
- the interior water pump is unusual, pump should be reassembled
- purlins are notched above the entry, possibly for a porch.
- the addition is spiked to the main building, resulting in some of the logs splitting. A strap with lag bolts should be used, to allow periodic log repair without further damage.
- the building has some evidence of steamboat parts - a beam with corner beading in the addition and an unusual 10 pane window.
- some logs on the west wail partially cut to remove twist. -the connection of the corrugated to the sod roof is not clear, and should be reviewed when the sod roof is replaced. Also at this time, the edge boards for the sod should be increased in size: they are only 1" x 6" at present.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING: SHED (Devore)

NO: 22

CONSTRUCTION:

10'5" x 14'x4" Shed with 6' x 10' addition  
- medium gable roof  
Mostly ex-steam boat 2" solid walls

WORK TO DATE:

1981 -Roof repaired (a few boards replaced) and roll roofing installed.

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES

PHOTOS

WATERWAYS SURVEY- 1972 Drawing 69

STABILIZATION PHOTOS/REPORT-1981 Project Supervisor's Report

OTHER

DRAWING UPGRADE/REVIEW

Not shown - roof repairs

WORK RECOMMENDATIONS:

CONTENTS:

COMMENTS:

Built as secure storage with dowelled 2" x 12" construction. Iron bars across windows.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING: STABLES

NO: 23

CONSTRUCTION:

49'-1/2" x 25'-2-1/4"  
Double long log building with sod roof

WORK TO DATE:

- 1980 - Sod roof removed and new poles prepared, walls braced.
- 1981 - Log Walls disassembled without recording
- 1982 - Assembly sequence worked out from photographs
  - Walls rebuilt replacing rotten ones (Stan Milos)
  - Roof poles, moss, sod, retaining logs installed (Katimavik)

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES

PHOTOS

WATERWAYS SURVEY- Drawings # 70 & 71

STABILIZATION PHOTOS/REPORT -1980 Project Supervisor's Report  
-1982 Report(D. Wooten)

OTHER

DRAWING UPGRADE/REVIEW:

- Building tilts as drawn have been corrected
- Posts at midspan of purlins -now 8 posts not 4 as drawn.

WORK RECOMMENDATIONS:

- Log beam at center of North Building appears to be overstressed.
- Centre wall may be settling - jack up.
- Redo roofing @ eaves (per B.B. recommendation)
- Replace window, south end

CONTENTS:

-new building materials storage

COMMENTS:

-The sod roof shows little sign of leaking.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING: SHED (at rear of TAYLOR & DRURY Store)

NO: 24

CONSTRUCTION:

"Building Not Extant"

WORK TO DATE:

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES

PHOTOS

WATERWAYS SURVEY

STABILIZATION PHOTOS/REPORT

OTHER

DRAWING UPGRADE/REVIEW:

WORK RECOMMENDATIONS:

CONTENTS:

COMMENTS:



12. Taylor and Drury store and outbuildings, 1964. The lean-to addition to the barn has since been demolished, and the sod roof on the rear of the store has been replaced with roll roofing.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING: BARN - TAYLOR & DRURY

NO: 25

CONSTRUCTION:

22'-0" x 13'-10"  
Log with sod roof

WORK TO DATE:

1980 - New roof poles, upper logs  
1981 - Roll roofing & Sod  
- reinking  
(Lean-to addition collapsed)

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS - 'True West' 1964  
WATERWAYS SURVEY DRAWING #73  
STABLIZATION PHOTOS/REPORT

1980 Project Supervisors Report<sup>t</sup>  
Several Drawings (L. Carruthers)

DRAWING UPGRADE/REVIEW:

Not Checked

WORK RECOMMENDATIONS:

-Check sill logs (and roof)

CONTENTS:

COMMENTS:

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: TAYLOR & DRURY STORE

NO: 26

CONSTRUCTION:

Main building 31'x 41'4", 1-1/2 storey bldg. Logs sided 3 sides within half-lapped corners. Clu<sup>b</sup> (E) addition probably ex-YFF logs lean-to rear addition - log structure

Tin roofs on main (originally sod roof on rear addition & Club addition.)

Traces of a canvas roof under tin -Club addition

WORK TO DATE:

1983 -Sill logs and other deteriorated logs replaced (concrete pads), cellar stabilized (Main Building)

1984 Floor joists and sleepers replaced

Most old flooring reused

Addition sill logs and floors replaced

Second floor joists refastened, posts and interior partitions adjusted

Roof structure reinforced

Main building re-roofed in cedar shingles Rebuilding of east addition (the "Club Room") and south addition.

Repairs to south vestibule and shed addition. Samples taken of wall and floor coverings

Set of "as built" marked up prints.

INFORMATION AVAILABLE:

ORAL HISTORY Yes

ARCHIVES PHOTOS - Also Movies

WATERWAYS SURVEY -Drawings # 74 - 80

STABILIZATION PHOTOS/ REPORT 1981 Yukon R. Inspections (RI)

-1983 Report (untitled) -1933/04 Report (untitled)

-1983/84 Year End Report -1984 Summary Report (H.D.)

-1984 List of Wall and Floor Samples (and addenda)

-1985 Field Season Report

DRAWING UPGRADE/REVIEW:

Floor plans: Do not show:

- Structural information existing and new.
- Flue locations
- Extent of New flooring (see below)
- "Marked Up"- Branch Dwgs are very general.
- some inaccuracies in basement

Elevations: Do not show

- Door Details
- Window details (as windows were boarded up at time of recording)
- Present ground levels
- Existing roofing, W. Elevation (main roof & rear addition)
- Purlin ends to rear addition
- End of beam - club addition (N. Elevation)

WORK RECOMMENDATIONS:

- Old Flooring (Remove and replace in proper locations where possible)
- Corrugated iron on "Club" Addition - refasten?
- review recommendation (B.B.) to install corrugated iron on main roof.
- repair collapsed areas in cellar
- lower grade in various areas
- chinking especially Club room east wall
- back roof sagging @ connection to main building(no ledger or flashing.)  
(adding sod to this roof is contingent upon structural improvements.)
- install caps for chimneys.
- remove excess dirt from buildings in corners.

CONTENTS:

- Sales Counter, kitchen counters
- Extensive finishes upstairs.
- Some wall & ceiling finishes on main floor.

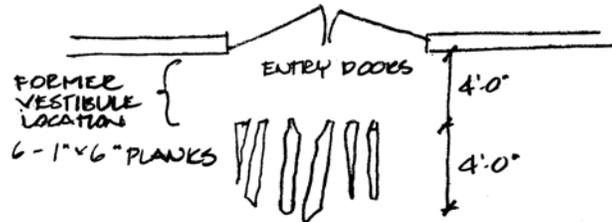
COMMENTS:

- Old flooring should have been recorded and replaced on original locations. May be possible to correct some of this i.e. in bathrooms.

continued..

COMMENTS: (cont'd)

- The ledger support for the rear roof addition is a priority.
- The additions may have been constructed from YFF logs. Some logs on the "Club Room" addition are deteriorated and should be reviewed regularly. This addition is lag bolted to the main building-the correct approach.
- Remnants of boardwalk at front door.



- Sign at entry should be removed or replaced. There is evidence of another large sign. The correct size should be confirmed using archival photographs.
- Club Room -door jams -uses mortar chinking, with white lime wash skim coat. Much of this requires replacement, but only if the colour and composition can be well matched.
- remnants of a canvas roof show at the south wall. South Addition
- mud chinking held in place with wood cleats.
- vestibule does not fit tightly to building, and is too high (see notched board). Lower boards of vestibule are rotten and should be replaced.
- the roll roofing requires repairs. Open shed
- not attached to main building
- West Wall, main building - wood frames possibly for telegraph wiring.
- original door hardware should be installed shown in Photos [85.2.2.8/9/13](#)
- the upper floor of this building should be made secure and used for storage.
- it should be possible to get fairly complete description of the interior of the store. This would then allow a decision to be made regarding interior restoration, or in fact, using it as a store. As noted, interior finishes and shelving patterns can be identified and shelves replaced.



13. Taylor and Drury Store, ca 1921, Tidd Coll., YA. Note the wood slab bench, section of boardwalk, and roughly constructed vestibule. The club room has been re-roofed with galvanized metal, and much of the chinking has already fallen out of this part of the building. There appears to be a birdhouse in the peak of the main gable.



---

BUILDING:                    LARSEN/LANKIN CABIN cont'd...

No.: 27

COMMENTS:

- 'Blazo' gutter or ridgecap alongside - determine location
- building was painted with aluminum paint, which has now worn off. Repainting not recommended. Trim, including log ends, was burgundy/tan.
- the furniture in this building is interesting. The catches are noteworthy, the wood has S & Z stamped on the back, and was packing for duroid shingles.
- the ceiling was originally papered to the peak and later dropped.

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING:

SCHOOL

NO: 28

CONSTRUCTION:

Built in 1892  
Rectangular 21'8" x 25'6", round logs/saddle notches.  
Bell Tower on roof(since removed) (bell later removed to freestanding tower)  
Medium slope cedar shingle roof (originally sod) - probably roll roofing by 1940's

WORK TO DATE:

1978 - Roof Repapered  
1981 - sill logs (note - no flashing) concrete pads, new floor joists & floorboards - roof covering (cedar shingles)  
1986 - windows repainted & sash painted west sash, north walls repaired.  
- chinking (cement) removed and moss inserted.

INFORMATION AVAILABLE:

ORAL HISTORY -1991 McGinty/Baum  
ARCHIVES PHOTOS -1897, 1898, 1899, 1900 Shows fence, 1914, 1925 Shows Bell on Roof, 1937, 1960.  
WATERWAYS SURVEY - Drawing No. 82  
STABILIZATION PHOTOS/REPORT  
- No record of work in 1981.  
- 1987 Directed Studies Report (H.D.)  
- 1986 Note to file (H.D.)

DRAWING UPGRADE/REVIEW:

Elevations do not show - new cedar roof  
Plan does not show - Blackboard or book shelf locations, stove location  
No interior elevations - (walls were whitewashed, also ceilings)

WORK RECOMMENDATIONS:

Structural Repairs - See appendix  
Replace lexan glazed sash - use glass. Door binding - see general notes.  
Remove bush close to west wall.  
Replace missing door escutcheon (plate) Rechalk walls  
Repair canvas blackboard  
Replace missing/damaged bookcases. Replace door to stove.

---

BUILDING: SCHOOL (cont'd.)

NO: 28

CONTENTS:

Desks, benches, blackboard, stove

Missing: Bookcases, door of stove, typical chairs for blue desks

COMMENTS:

Recommendations on fencing, reconstruction of Bell Tower. Do not white wash.



14. School during the influenza epidemic, 1925, Thornwaite Coll., YA. Note the fence, bell tower, sod roof, and stove, the latter would appear to be the one presently located in the building. The door is covered with some material, and an unidentified object is mounted above it. The two men are sitting on one of the school benches.

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: ANGLICAN RECTORY (Mission House)

NO: 29

CONSTRUCTION:

1893 with entry vestibule after 1898  
Rear Addition (1893) was a separate bldg.- attached by a linking building.  
All squared log - beveled corners  
Main - 26' x 29'  
Addition - 16'6" x 15'6"

WORK TO DATE:

1981 - Roof resingled (cedar)  
1985 - Foundation, sills & 1st round except N.side using preservative treated logs (squared four sides)  
Flashing (prepainted)  
New floors - addition only (joists buried)  
Ext. window trim, New roof boards - addition  
New east purlin  
Vestibule repairs, painting of exterior trim  
1986- Roof repair of annex roof at main building.

INFORMATION AVAILABLE:

ORAL HISTORY - 1991 McGinty/Baum  
ARCHIVES PHOTOS - 1897, 1898, 1900 (Vestibule), 1960, 1970  
WATERWAYS SURVEY -Drawings #83-85  
STABILIZATION PHOTOS/REPORT  
- Directed Studies report ca 1985, (H.D.)  
- 1985 Field Trip Reports (5), (H.D.)

OTHER

DRAWING UPGRADE/REVIEW:

Not Shown - Room names - Window details  
- Flue locations /well point location  
-,extent of log replacements - flashing  
- hole in ground outside of back door

WORK RECOMMENDATIONS:

Flashing of addition roof to Main Bldg.?(roll roofing OK?)  
Rebuild window sill on west wall  
Reinking  
Reduce earth build up rear shed & S.E. corners Front door sticks  
continued..

WORK RECOMMENDATIONS: cont'd

Door hardware missing (Front & Back)

Protect floors (good condition)

Provide door fastener for door on E. wall at breezeway Cellar - wet rot spores - monitor condition

Corner at rear door is low; door binds at top

Install rear vestibule door: 29 1/2" x 71 1/2"

CONTENTS:

-Large amount of furniture - tables, shelving, screen doors, kitchen cabinets, wardrobe.

-Various small artifacts.

-large barrel stove, likely not original

COMMENTS:

-Extensive graffiti -Storm sash missing except 1 window

-Corner at rear door of main building is low, door binds at top.

-Install rear vestibule door 29-1/2 x 71-1/2.

-Question that barrel stove (and corrugated metal) in living room was original - recommend removal

-Consider closing off upstairs to public.

-Sample fence pickets available upstairs (take patterns)

-The outhouse, well made of V-joint likely salvaged from a steamboat should be stabilized. The sills require replacement. It should also be made clear that it is no longer in use.

-Exterior walls have flower boxes, remains of telegraph wire terminals, holes drilled through in various areas.

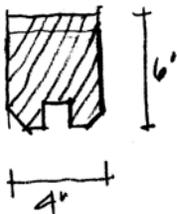
-Soffits were likely originally white, now faded to grey. They should not be repainted.

-Note that the rear shed was originally a separate building. The connecting building had been whitewashed.

-Interior and exterior sash and trim colours should be confirmed: red, green, and/or white.

-Interior finishes - floors, wall coverings, and paint generally in good condition. Public access will require protecting these from wear and tear.

-Most windows had storm sash, now largely removed. -Ceiling beams notched for partitions.



Beam is split,

Sits on post in corner of kitchen.

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: ST. ANDREW'S ANGLICAN CHURCH

NO: 30

CONSTRUCTION:

1929 Architect designed  
Rectangular Log Building  
Square log tower (slightly bellcast roof to tower)  
2 sided logs w/corner covering boards.  
Scissor trusses with kingposts  
Diamond leaded sash  
Shingled roof and gables

WORK TO DATE:

1981 - Bell replaced in steeple  
1982 - Foundation logs replaced  
- Stained glass windows 'flattened'  
1983 - Reproductions of alter & pews made  
- Roof reshingled  
1986 - Repainted exterior trim  
1987 - Painting continued and installation of pews

INFORMATION AVAILABLE: ORAL  
HISTORY

ARCHIVES PHOTOS

WATERWAYS SURVEY - Drawings #86 -90

STABILIZATION PHOTOS/REPORT

1981 - Project Supervisor's Report  
1986 - Report of Site Visit (H.D.)  
1987 - Field Season report (H.D.)  
- Directed Studies excerpt (H.D.)

OTHER - Anglican Church Archives-May & Menzies Coll., Geddes Col. Ward: (2) Father  
Bobillier Coll. -Interior See H.D. Commentary - See complete list in H.D.'s Directed Studies  
- Architectural Drawings, Sharp & Thompson Correspondence

DRAWING UPGRADE/REVIEW:

Heights to grade checked - accurate plus or minus 1-1/2" continued...

WORK RECOMMENDATIONS:

- Stained glass needs rebuilding over time
- General cleaning - Stove and floors - Prune tree
- Bottom log of bldg. east side is deteriorated (near tower)
- Remove posters in vestibule
- Clean ash from barrel stove.

CONTENTS:

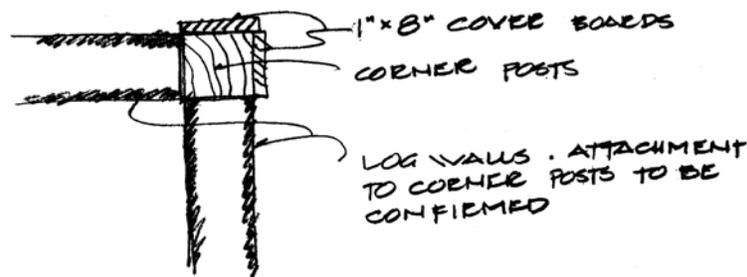
Pews, Altar, stove

COMMENTS:

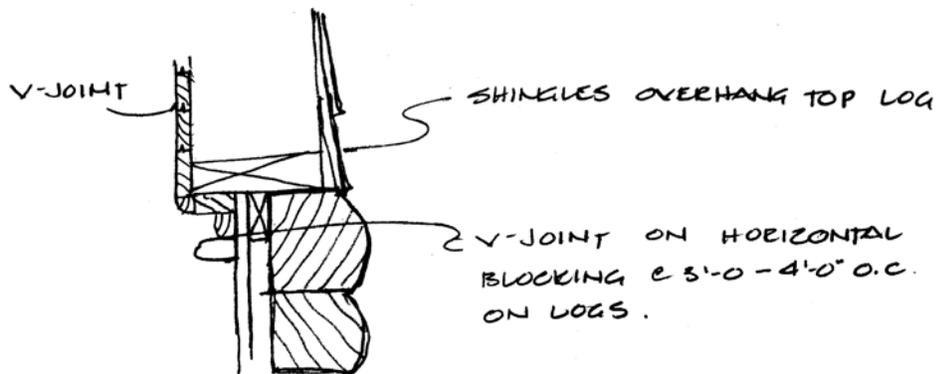
'Heritage' Tree in front of church- should have branches trimmed.

Woodpecker Damage -gables

Detail of corner construction - log attachment should be confirmed by removing typical cover board.



North wall construction not typical.





15. St. Andrew's Anglican Church, ca 1937, Ward Coll., YA. The building is unaltered from the time of construction. Note the woodpile, and the lack of trees. The Catholic Church is in its original location, on the far right.

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: ARMSTRONG CABIN

NO: 31

CONSTRUCTION:

21'4" x 18'5" - Log construction  
Sod/pole roof/centre support post

WORK TO DATE:

1978- Roof rebuilt and post added  
1986- Roof Repair  
1990- Sod-retaining logs at eaves replaced  
1991- Sill Logs replaced (6 required)

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS

WATERWAYS SURVEY- Drawing #91

STABILIZATION PHOTOS/REPORT

- 1985 Condition Report (B.B.)
- 1986 Note to file
- Chronology 1899 - 1948
- 1990 Field Season report (B.B.)
- 1991 report not issued

DRAWING UPGRADE/REVIEW:

Not shown - window details  
- extent of rebuilding work

WORK RECOMMENDATIONS:

- Post not centered on pad and connection of post to cross beam does not seem correct - check original construction
- Front door crudely reattached
- Ground level too high @ front (north) elevations and other elevations by about 9".
- North window pane is broken
- Sandwich bracing holes drilled through logs - should be filled.
- Porch roof supports stuck in ground
- Sod roof retaining boards loose
- East window installed inside out.

CONTENTS:

Barrel stove, two tables, bench from school, built-in wardrobe shelves, old rustic rocker

COMMENTS: No documentation of rebuilding roof prior to 1986. Cabin was in use including stove (proximity to campground) Confirm wood deck if possible.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING: CHARLIE STONE HOUSE

NO: 32

CONSTRUCTION:

1935 log house  
Main part 26' x 26'  
Addition  
-16'7"x 19'6" and porch  
- 1-1/2 storey  
Interior finishes and 2nd floor stripped out

WORK TO DATE:

1986 New windows (total 11).

INFORMATION AVAILABLE:

ORAL HISTORY - D.R. M.C., GIC, CJ ARCHIVES

PHOTOS

WATERWAYS SURVEY - Drawing #91

STABILIZATION PHOTOS/REPORT - 1986 Report on site visit(H.D)

OTHER - letter from L. Schofield - Anglican Church 1947

DRAWING UPGRADE/REVIEW:

Not shown - replicated windows  
- roll roofing on south slope (bad condition)  
Incorrect - Ground level and window location in east wall of addition

WORK RECOMMENDATIONS:

- S.E. corner - corner and sill logs are rolled out and building has settled 6"- level and rebuild.
- Re-roof south slope main buildings including valley flashing.
- Grade is too high around the S.E. side of addition
- Rear deck needs rebuilding
- Repair roof @ stove opening (rear addition)
- Improve drainage at grade @ valley bottoms –
- Broken windows - various
- Remove trees from around building
- Southwest corner main building, some rot in one log, leave for present time. Floor support log is rotted, along with subfloor ends. Cut out section and replace. This corner has settled and will require levelling and sill logs.

CONTENTS

Bed frames

COMMENTS:

- The red and green hexagonal duroid shingles will eventually need replacement. Attempts should be made to source these.
- The building was stripped out. Examples of the fir Vjoint show in a few areas. Some ceiling joists were cut out; they should be replaced to tie the structure together. Stairs to the attic went up on the west side of the rear section. Original fir flooring is on the floor hatch.
- The rear section is well attached, using lag bolts and pieces of steel angle.
- The cellar includes a well casing, and seems dry.
- It is appropriate to use this building for visitor information, commercial sales, etc. The upper floor could be made secure for storage.

FORT SELKIRK PRESERVATION PLAN

---

BUILDING: STONE SHED

NO: 33

CONSTRUCTION: 1940's log storage shed

WORK TO DATE:

Rodent proofing for archival storage

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS

WATERWAYS SURVEY - Drawings # 93

STABILIZATION PHOTOS/REPORT

OTHER - 1987 - Site report (to do with contents)

DRAWING UPGRADE/REVIEW:

- Planks over windows now plywood (and other rodent proofing)

- Not shown - rafter ends (2 x 4 @ 24' o/c)

WORK RECOMMENDATIONS:

Cover plywood panels with boards.

CONTENTS:

Used for archival storage

COMMENTS:

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: CATHOLIC CHURCH

NO: 34

CONSTRUCTION:

1898 -moved in 1942  
Rectangular 'piece-en-piece'  
8 x 8 roughly squared logs  
Gable roof/bell tower  
Altered when moved (windows)  
Interior partitions

WORK TO DATE:

1979 Katimavik/Wooten - Replaced 3 lower logs w/12 x 12 timbers on cement pads.  
Existing flooring, removed - replaced (less damaged) Subfloor replaced with new  
floor  
C/L Beam replaced w/12 x 12 on cement pads, new 'laminated' floor joists  
Root cellar rebuilt w/driftwood  
Some filler logs replaced  
1981 Completion of flooring & paint  
-(Grey/Orange Polyurethane)  
-Window glass

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS - ca.1898, 1899, 1905, 1929, 1937, 1943 1948, 1949 (general)  
Interior Shots.

WATERWAYS SURVEY - Drawings # 95 - 97

STABILIZATION PHOTOS/REPORT -1979 Katimavik report w/sketches  
-1987 Directed studies (H.D.)  
- Summary of History

OTHER

DRAWING UPGRADE/REVIEW:

Not Shown - 3" recessed floor @ entry (3' x 8'9")  
- Stove Pipe location  
- Grade levels - up to 12" higher than shown.  
- Details of corner logs showing inserted pieces (method of installing last log)  
continued...

WORK RECOMMENDATIONS:

Structural concerns:

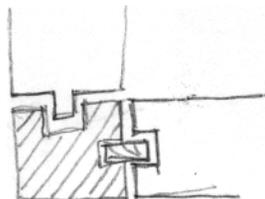
- Bottom of corner posts kicking out especially S.E. corner
- wall bulging, W. elevation @ N. Window (see comments below)
- Steeple: dismantle & rebuild
- Redo roof flashing - chimney in sanctuary
- Broken glass: repair, reputty
- Remove survey stakes - E. elevation, replace chinking as required.
- Research floor colour and repaint
- Re-attach V-joint in ceiling (use screws)
- Rebuild pews, to minimum possible
- Clear out animal droppings
- Repair rear vestibule
- Remove wood frame for plastic sheet on rear upstairs window
- Remove "brass" sign
- Attach door properly, using screws.
- Remove trees at west side.

CONTENTS:

Altar, flowers, illustrations, pews, confessional booths, partially complete, barrel stove is outside, some shelving in rear, floor coverings upstairs.

COMMENTS:

- Window replacement in 1942 (larger windows) may have weakened the building
- See appendix re stabilization report -Cellar dry & well vented .
- Upper floor - should be closed off, note the extra arches for the original larger nave.
- Note that in the northwest corner of the west wall, the piece-en-piece construction uses a spline, instead of tenons.





16. St. Francis Xavier Catholic Church, ca 1945, Father Bobillier Coll., 8723. The photograph was taken three years after the building was moved; the extent of backfill around the sill logs is clearly visible. The structure appears straight and level.

FORT SELKIRK PRESERVATION PLAN

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BUILDING: CACHE Behind Catholic Church

NO: 35

CONSTRUCTION:

Raised cache  
1951- Log construction  
4-10/12" - 8/9" posts,  
Flattened log floor on flattened log supports  
Walls – log, each log 1/4 notched

WORK TO DATE:

1981 Some shingles replaced  
1987 Collapsed - New poles and cross logs - Diameters vary from original.

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS

WATERWAYS SURVEY Drawing #971

STABILIZATION PHOTOS/REPORT: 1987 Field Season report (H.D.)

OTHER

DRAWING UPGRADE/REVIEW:

Not checked

WORK RECOMMENDATIONS:

CONTENTS:

Confirm whether any contents should be returned to the Church

COMMENTS:

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: WILKINSON HOUSE

NO: 36

CONSTRUCTION:

Constructed late 1920's  
Kitchen addition removed in 1940's -open root cellar  
Frame scavenged material 2 x 4 studs  
Exterior-vertical sawmill slabs with battens to inside face  
Interior-Horn. and Vert. bead joint Gable Roof A-frame trusses  
Roof in poor condition.

WORK TO DATE:

1990-plywood removed from floor for recording purposes

INFORMATION AVAILABLE:

ORAL HISTORY - Yes

ARCHIVES PHOTOS - General View 1930's

WATERWAYS SURVEY - Drawing #98

STABILIZATION PHOTOS/REPORT -1990 Field Season report (B.B.)  
- Good set of photos 1986, 1990 & 1991-  
Mostly B & W

OTHER - Condition Report August 25/85 (R.I. & H.D.)

- Letters from Mary Adami (last occupant)

- Recent Drawing of Interior (B.R & B.B) 1991

DRAWING UPGRADE/REVIEW:

Shed Lean to on North Wall now missing

See sketches of structure on marked up drawings

WORK RECOMMENDATIONS:

See detailed Recommendations in appendix

CONTENTS:

Check photo showing fencing, etc.

Two or three handmade dutch cupboards

COMMENTS:

See Appendix re: rebuilding.

## FORT SELKIRK PRESERVATION PLAN

---

BUILDING: CABIN #37 a.k.a. Shed #37(Van Bibber 'Barn')

NO: 37

CONSTRUCTION:

Rectangular Log Structure 'Hudson's Bay' Corners

WORK TO DATE:

1990- Roof removed, walls braced, interior cleaned out

INFORMATION AVAILABLE:

ORAL HISTORY

ARCHIVES PHOTOS

WATERWAYS SURVEY Dwg No. 99

STABILIZATION PHOTOS/REPORT - Condition Report 1985 H.D.

- Photos 1987 and 1990

OTHER

DRAWING UPGRADE/REVIEW:

-North and South elevations are drawn out of scale (Scales 12' and is actually 14') Plan is correct.

-Roof poles both broken

WORK RECOMMENDATIONS:

-Rebuild as/when desired.

CONTENTS:

COMMENTS:

Check rate of deterioration



21. Adami (Wilkinson) cabin, ca 1949, Adami Coll. Lightly constructed of framing lumber, lined with v-joint panelling on the interior and vertical slabs on the exterior, the structure requires complete rebuilding.

## APPENDIX 7.2

### COMENTARY ON WINDOW SASH

The design of window sash is an important aspect of the architecture of the various buildings, with the small but obvious changes in design between the types of sash offering valuable clues as to the history. These details have not been recorded consistently on the Yukon Waterways Survey drawings, probably due to lack of time or inadequate access. In the restoration work, some inconsistency is also evident, for instance the Orderly Room sash are carefully duplicated from the original design, however in other buildings such as the Coward House less attention was paid to this detail.

The significant aspects of sash design are the glass size, mullion profile, and stile and rail dimensions (see sketch). Of these, the mullion profile is the most distinctive feature in determining age or type. As illustrated, the earliest sash, in the Anglican mission, had very fine mullions, while later sash are thicker and more rounded in profile. The YFF sash were distinctive because of their angular shape.

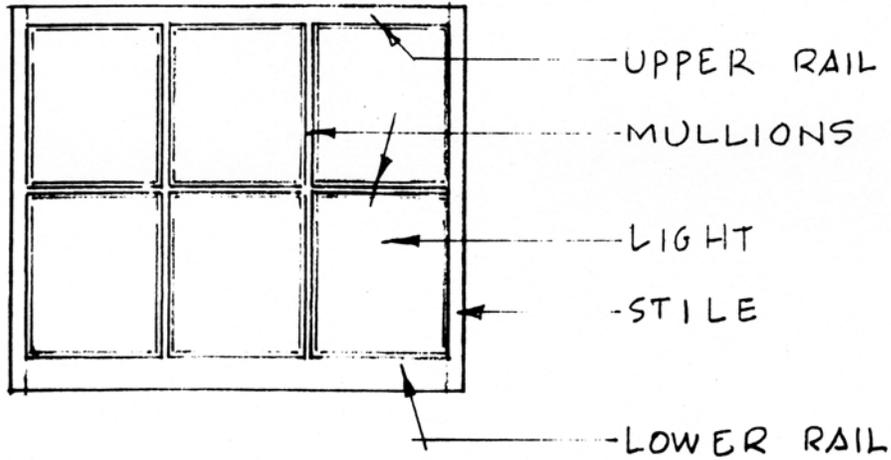
The above comments refer to machine-made sash that were imported to the site. In a separate category are site-made sash which are recognizable by their lack of molded profile, and other obvious handmade features. Another category of which there are a few examples are the steamboat sash, characterized by unusual numbers and sizes of lights, generally heavy mullions, and unusual dimensions. Recently sash has been made for restoration work by the Renewable Resources workshop, and these differ in detail from the historic types on site.

Window sash are generally in one of the following locations

- 1. original (correct) location
- 2. relocated from original location, (either through salvage activity or restoration work
- 3. new sash installed during restoration
- 4. stockpiled on site (for example in the garage, RCMP shed, Stone shed)

It is recommended that:

- Sash in Category 1 be maintained. This will include:
  - repairing putty as required with glazing compound
  - painting the putty and sash exterior after repairs
  - reglazing with glass only (no Lexan)
  - painting of interior face of sash
- Sash in category 2 should be reviewed for correctness of location, although in many cases this may be difficult due to lack of records. Maintenance of sash in place would be as above
- Sash in Category 3 should be reviewed for appropriateness of style relative to the building in which they are located. In some cases replacement may be indicated. In future, guidelines should be incorporated, including the design of the sash, and whether existing sash should be used instead of new
- Sash in Category 4 should be inventoried and stored safely. Depending on their condition and style, it may be appropriate to use some of these in restoration work rather than making new. Factors in this decision are:
  - availability of appropriate sash
  - uniqueness (is it the last surviving example, in which case it should be preserved)
  - if the style of sash is not known, new sash should be made up



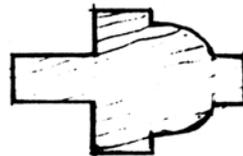
TYPICAL SASH  
1" = 1'-0"



'ANGLICAN' STYLE



YUKON FIELD FORCE



MORE RECENT STYLES  
(COMPOSITE)

MULLION PROFILES  
FULL SIZE

FORT SELKIRK  
PRESERVATION PLAN

WINDOW SASH  
(Manufactured Styles)

1991

SK-1

RMD

An additional point regarding sash design is the size of the glass. Traditionally in manufactured sash, which forms the majority of sash on site, the glass dimensions were in even inches (8 x 10, 10 x 12, etc.) It is recommended that to maintain this system in reproduction work for historical accuracy, in addition to the practical advantage, pre-cut replacement glass be stocked on site.

## APPENDIX 7.3

### WILKINSON CABIN RESTORATION

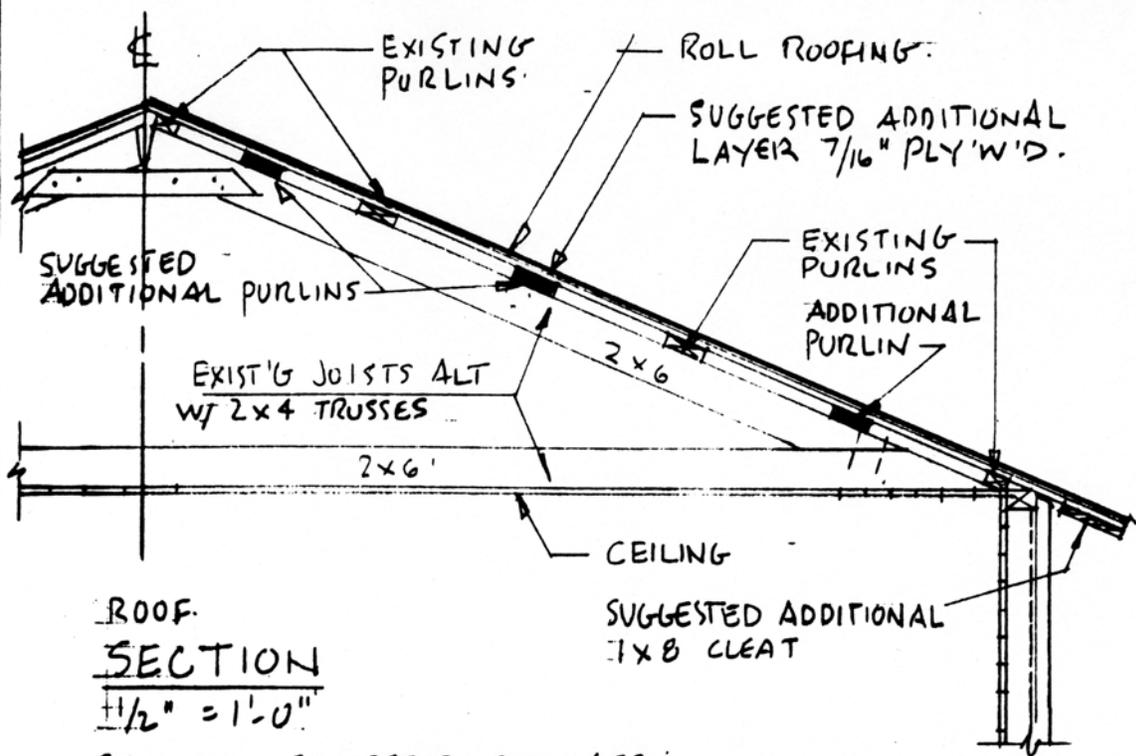
The restoration of the Wilkinson (Adami) cabin presents several unique and challenging problems:

- existing poor condition, particularly the foundation, floor, and roof
- inadequate original construction details, for example the exterior wall cladding and roof structure
- missing rear porch

At the same time, the interior walls and ceiling (both of beaded v-joint wood panelling) are in reasonable repair, and several good photographs exist of the building exterior. Based on unsatisfactory experience with removing and replacing v-joint panelling in other buildings on site, it is recommended that the interior panelling of the walls and ceiling be retained intact. The structural problem is one of raising and supporting these elements to allow replacement of the deteriorated foundations and floor. To facilitate this work excess deadweight should be removed from the building, such as the roof and exterior wall siding. The reconstruction of these items should be considered in advance.

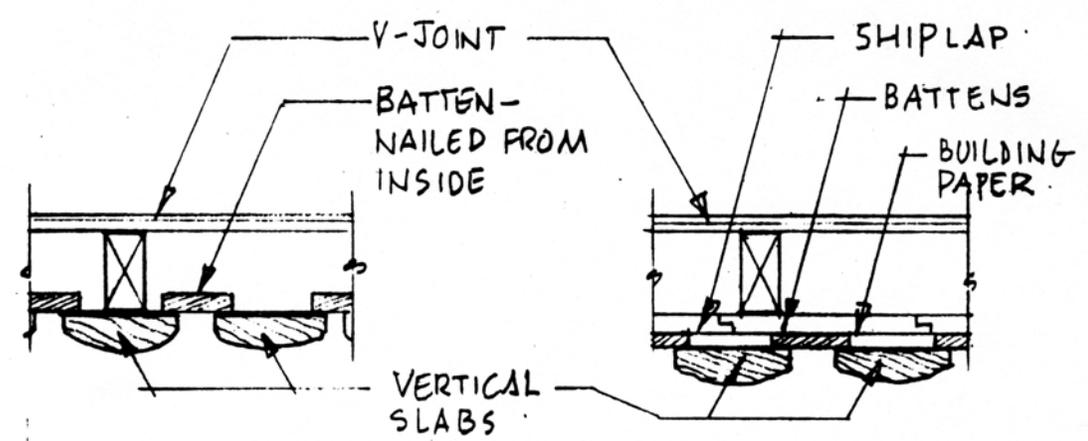
The existing roof is in poor condition partially due to lack of maintenance but also due to poor design. The roof sheathing runs parallel to the slope (following the example of the original YFF buildings) and is supported on three purlins, each 2 x 6 on the flat. The resulting surface for the roofing is too flexible and too poorly fastened. The movement between adjacent roof boards telegraphs through the roll roofing leading to rapid deterioration. It is suggested that the following modifications to the original design be incorporated to improve its performance, with minimal visual impact:

- increase the number of purlins and improve fastenings, for example by using clenched or ring nails



ROOF SECTION  
1/2" = 1'-0"

SHOWING SUGGESTED CHANGES



EXISTING WALL SECTION in PLAN  
1/2" = 1'-0"

<p><u>FORT SELKIRK</u> <u>PRESERVATION PLAN</u></p>	<p><u>WILKINSON</u> <u>CABIN</u></p>	<p>1991 SIK-2 RMP</p>
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- install 7/16 inch plywood sheathing over the roof slabs to eliminate telegraphing
- install 1 x 8 cleats to the underside of the roof boards at the overhanging eaves

The reconstruction of the exterior walls presents another problem. The existing structure consists of saw mill slabs (sided on three sides) nailed vertically, with the curved side out, to the 2 x 4 frame. The gaps between the slabs are sealed with 1 x 2 rough battens installed from the inside. Because the intent is to retain the interior finishes, it will not be possible to re-install these battens from the inside. The walls can, however, be reconstructed from the outside in a modified form known as reverse board and batten, as shown in the sketches. This construction will provide a weathertight finish only if applied over a continuous sheathing such as diagonal shiplap or plywood. The introduction of this layer of material will change the overall wall thickness and require modification of window and door frame details. The resulting building, however, will be weathertight and better suited to its intended use.

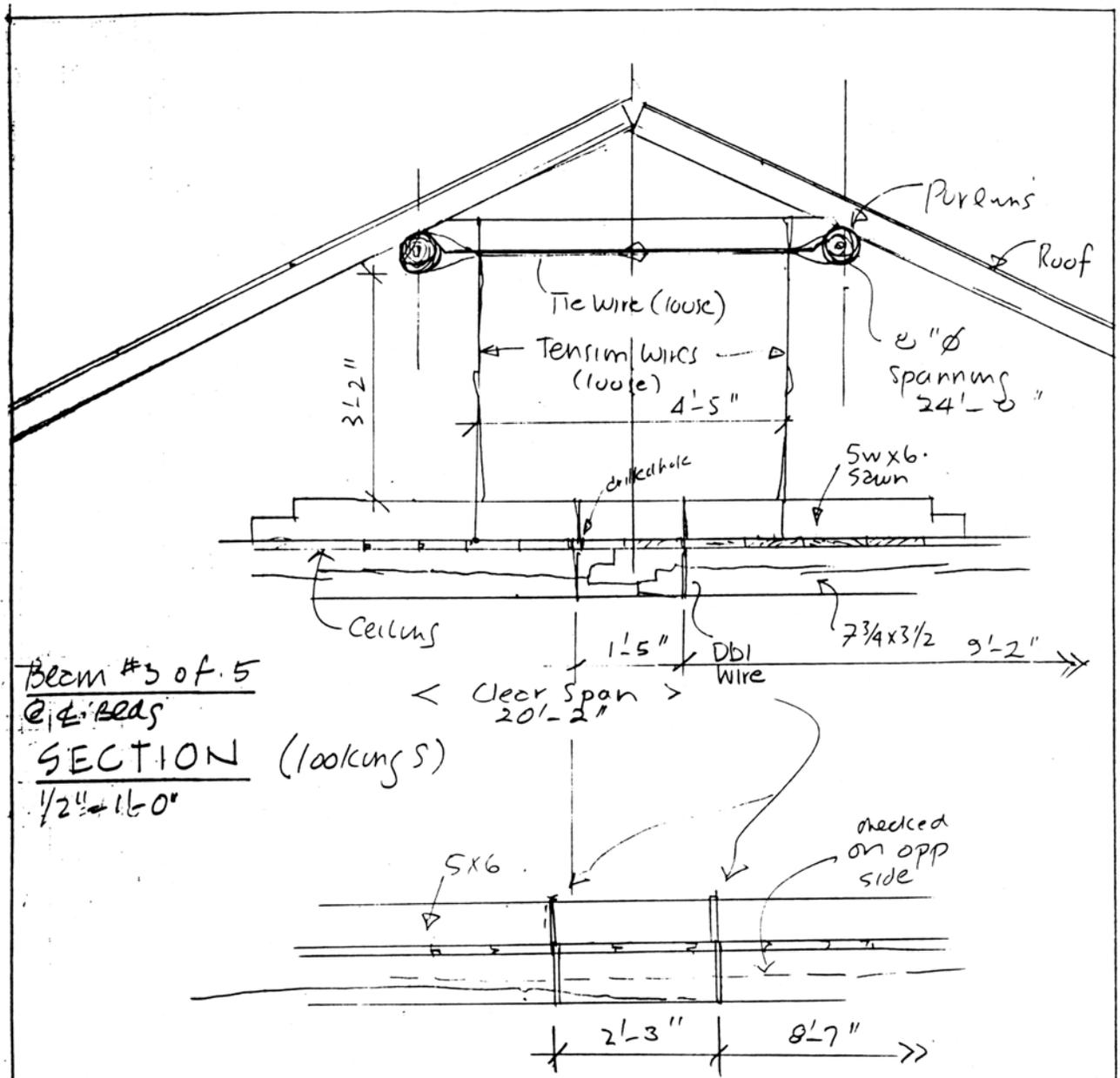
The details of carrying out the reconstruction of this building will be different from the typical log structure but the principles are generally the same. After removal of the roof structure, wall cladding, and windows, the building itself should be raised and supported on temporary piers. To prevent damage to the relatively weak interior finishes, the exterior walls should be braced diagonally with well nailed 1 x 8 material or, alternatively, the shiplap or plywood could be installed or partially installed. This will depend on the amount of rebuilding required in the walls. Additional bracing on the interior walls will likely also be necessary. The loads at jack and support points should be well distributed with 4 x 4 and 6 x 6 short timbers. The building should be raised carefully to avoid racking, preferably all at once if enough jacks are available.

Once it is raised, the rotten foundation and floor structure can be removed. New foundation pads, sill timbers, floor beams and joists, and possibly flooring, will be laid down and the upper walls will be then lowered onto the new structure. Replacement of portions of the studs may also be necessary. Following this, the roof and exterior walls can be completed and windows rebuilt and re-installed. Qualified personnel should supervise all work.

## APPENDIX 7.4

### SCHOOLHOUSE STABILIZATION

Signs of structural distress were noted in two of the five ceiling beams. The third beam from the south wall is cracked vertically through its entire thickness, and long cracks extend out parallel to the wood grain. The fifth beam is less damaged but shows cracking parallel to the grain and running out to the bottom face. The damage is indicative of heavy superimposed loads on these beams in the past. Both beams have been reinforced with (telegraph) wire ties around the beams and in the case of the third beam, with suspension wires from the roof above (see sketch). Structurally, these repairs are adequate and any effort to improve them visually is likely to worsen the situation structurally. If and when the roof structure is rebuilt, we would recommend replacement of these beams. We would also recommend that all ceiling beams be fastened to the top wall log with vertical drift pins to produce a tying action, which is necessary for the overall strength of the roof.



Beam #3 of 5  
 @ 4' BEAS  
 SECTION (looking S)  
 1/2" = 160"

Beam No 4.  
 SECTION  
 Schoolhouse Beams

Ft. Sellkirk.  
 16 Sept 1991.

RMP

## APPENDIX 7.5

### ST. FRANCIS XAVIER CATHOLIC CHURCH

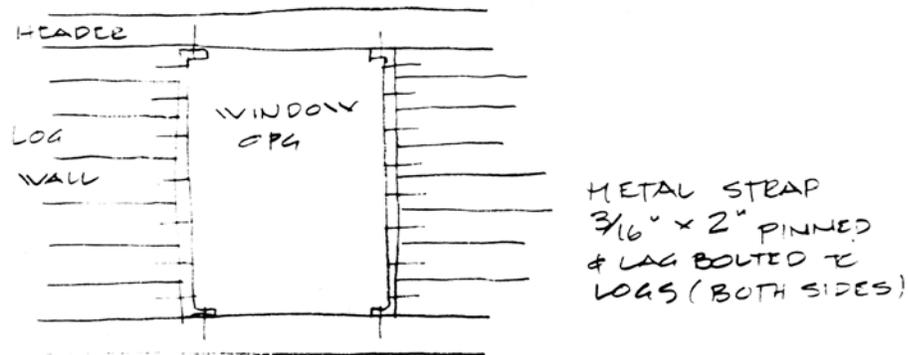
St. Francis Xavier was originally built in 1898, utilizing piece-en-piece construction. It was moved in 1942 as a result of the Church not being able to secure title to the land on which it was located. At this stage it cannot be determined if any repair work or stabilization was carried out at that time. There were some alterations, however, and it is likely that the building was at least set on new sill logs. One of the more significant alterations included enlarging the openings in the side walls for new windows, which definitely affected the structural integrity of the building.

In 1979, St. F.X. became an early candidate for stabilization. There is little information about the condition of the building at that time, other than the 1972 Yukon Waterways Survey drawings. These do not show the recessed floor at the entry, and show grades around the exterior walls as much lower than at present. The work done includes replacing the sill logs with 12 x 12 timbers in relatively short lengths, and extensive work to the floor and sub floor system.

The Church is at present showing some signs of distress, particularly in the uneven deflection of the sidewalls and in the apparent outward movement of the corner posts. The latter is such that the tenon is almost out of the mortise on the lower logs, and has in fact had a filler piece added at the northeast corner. This movement is likely caused by the deterioration of the short lengths of 12 x 12 sill timbers, resulting in differential settlement and movement of the logs during freeze/thaw cycles.

In addition, the east and west walls are bulging outward in the vicinity of the enlarged windows which were installed in 1942.

This may be due to inadequate fastening of the sidewall logs to the rough framing for the window. It is recommended that the window casings be carefully removed and the fastenings checked. Additional fastenings, possibly by means of a vertical steel plate, may be required to tie the log ends together. If this plate is installed, it should have the ends bent to accommodate lag bolting to the through logs above and below the window.



A stabilization program should include the following:

- 1992: the exterior walls should be carefully measured and these dimensions recorded on a monthly basis. If there is any sign of outward movement, the building should be protected as necessary, and then wrapped with a cable which can be cinched up to prevent any further spreading of the lower logs
- 1993: the sill logs should be replaced. Logs should be one piece, as has been done elsewhere on site. Particular attention should be paid to the grades around the building, using the YWS drawings and the archives photograph. As part of this process, the corners should be drawn together, and the building straightened.

## APPENDIX 7.6

### SITE FIXTURES AND FURNISHINGS

As the site moves from the phase of basic reconstruction of the buildings which has been ongoing to date, opportunities will arise for articulating and interpreting other aspects of life at Fort Selkirk. This would include building furnishings, landscape, the handling of food, and so on. A related part of this is the presentation of this information, as well as the buildings themselves, to the public. This Appendix is essentially the first stage in a process of acquiring a wide variety of information, a process which should be continued on a regular basis. The critical element here is the information available from the Elders, which contributed substantially to understanding how people lived, as well as, more directly, how various buildings were furnished and used.

#### 7.6.1 BUILDING FURNISHINGS

Basic to any cabin was a substantial heat source. There were, according to the Elders, two types: the barrel stove, and the coffee can stove. Both were made from oil drums, the former were often produced locally by Alec Coward, and sold by Schofield and Zimmerlee for the sum of \$20.00. The drum was placed on its side, resting in a sheet metal cradle at each end. Holes were punched in one end for a sheet steel or cast door, and another hole in the top for the flue pipe. The coffee can stove is smaller, generally made by Old Tom at Minto, from an oil drum that has been cut down. They rest with one end on legs on the floor, and load through the top. There are a variety of examples of each type on site, generally with differences in door, draft, and leg construction. Either of these stoves could produce a substantial amount of heat, and cabins often had as a result flaps or holes cut in the sidewalls for ventilation and fresh air

Another, related problem was that of chinking. This took several forms, including old mattress cotton, oakum (although this was not favored by the Elders) and a chinking mud from the slough which was often mixed with ash and/or clay

#### 7.6.2 SITE FURNISHINGS

An interesting example of the cultural dichotomy that existed at Fort Selkirk is expressed in the attitude toward fences. The European culture, as is clearly shown in a variety of archives photographs, went to some lengths to define property boundaries. Should the reconstruction of some or all of these be desirable for interpretive reasons, it would be a relatively simple matter to analyse the archives photographs along with patterns remaining on the ground in order to come up with the fence lines. The rectory contains several pickets from the fence that formerly surrounded the Anglican Mission

While fences may be a dominant element here, in the area of town occupied by the Selkirk First Nation the fish drying racks were a significant feature. Again, should it prove desirable for interpretive reasons, or simply to prepare fish in the traditional way, these could be reconstructed.

Generally, the landscape of the townsite, and how it was used on a day to day basis, requires further research. Particular questions here would include the growing of food crops, how animals were grazed, whether any flower gardens were attempted (and, if so, whether they were successful). The area around the greenhouse may provide some seeds for analysis. The site, in archival photographs, invariably appears open and exposed, with the tree cover well to the south, and it is an interpretive decision as to whether to cut back to this. One aspect of this, discussed elsewhere, is fire, and it is appropriate to cut out the spruce which is much more flammable than the aspen.



18. Anglican Mission, ca 1930, Menzies Coll., YA. Note the extensive fencing around the mission buildings. The fencing is a combination of boards and cut pickets, and shows in several other photographs. In this photograph, both Belfry towers are standing. The rectory roof has two ladders, some sort of patch at the west end chimney, and a tall chimney pipe in the breezeway area.



19. Anglican Mission, 1898, Glenbow Archives, NA 3755-74. At an early stage, the European passion for fences was expressed. The purpose of the spaced posts is not clear, they have been infilled behind with a board fence. Note also the boardwalks, one in front of the school and the other leading to the rectory.

### 7.6.3 MAINTENANCE CONCERNS

In dealing with the overall site, there are some general recommendations that will generally reduce the impact of both work crews and visitors, as follows:

- minimize tractor use as much as possible
- cap all chimney flues using a fitted cap with a sloped top.

This will eliminate inadvertent use of stoves by visitors, provide a more finished appearance to the buildings, and prevent moisture rusting out the pipes and stoves

- for any temporary window repairs, use a plastic film which is UV resistant, and therefore will not perish
- provide a board somewhere for graffiti, as well as the visitors register. Clean off the present graffiti as much as possible.

### 7.6.4 ARTIFACTS

As the buildings on site are stabilized and as information on restoration becomes available, it is likely that the secure display and storage of artifacts will become a site management issue. This is discussed elsewhere in the report, however there are some basic parameters that deal directly with the artifacts themselves, as follows:

- consider using replications of artifacts rather than the real thing
- evaluate access to and portability of the artifact. Often access can be restricted, or the artifact made secure, in an unobtrusive manner
- consider off season access to the site, when security will likely be minimal. Some artifacts should be removed to secure storage, and the risk to these in being removed from the site for safekeeping, in terms of additional handling, packaging, and so on, will have to be compared to providing relatively secure storage on site. Generally, it is recommended that artifacts remain on site, and that

certain outbuildings, and the upper floors of the T & D Store and the Stone House, be made secure.



20. In front of Big Jonathan House, Martha Silas Coll., YA. An integral part of the Selkirk First Nation community was the use of fish drying racks, located in various parts of the town.

## APPENDIX 7.7

### COMMENTARY ON FIELD WORK ON CABIN SITES

During the site visit in September 1991, we were asked to review the sites of a number of Selkirk First Nation cabins, including measuring the approximate location and size of the cabins on the list presented to us. We visited each site in the company of Harry Baum, Tommy McGinty, Roger Alfred, and Heritage Branch representatives.

The cabin locations were plotted on a townsite map, scale 1:1000, provided by the Heritage Branch. This map showed only extant buildings. Subsequently, a more detailed map of the same scale was provided which showed cabin remains and archeological information as well. We have therefore had the opportunity to compare our measurements with those taken previously. There are some discrepancies and these are summarized below.

The cabin locations that were inspected are as follows. The number assigned is the number on the more detailed townsite map, unless the identified cabin is not on this map.

<b>MAP #</b>	<b>NAME</b>	<b>COMMENT</b>
CR28	Old Alfred Cabin	
CR30	Old Muldoon	shows as one cabin
	Benny Isaac	
no #	Old Silas	cabin not shown on map
CR 36	Old John Baum	Cabin incorrectly located, see below
CR 35	Copper Peter cabin	
CR 44	Old Fred Alfred cabin	shows as two adjoining cabins
	Old Chief	
CR 47	Old Harper cabin	
CR 48	Old Post Office	
A4	Johnny Tom Tom	shown as Peter McGinty on map
A7	Fat John Ellis cabin	

A 10	Copper Joe cabin	
A 11	Dailet Isaac cabin	
A 31	Old Roberts cabin	
A 32	Old Abraham cabin	location not exact, see below
no #	Peter Ellis	not shown on map

Additional discrepancies between the townsite map and our inspection are as follows:

- the measured location of the John Baum cabin is 12M +/- upstream of the location shown on the map
- cabin site B11 is identified on the map as that of Old Abraham. However the site of Old Abrahams cabin shown to us by the elders is approximately 45M upstream, in the vicinity of site A32.

As our measurements were taken fairly quickly and in conjunction with interviewing the Elders, we recommend that these discrepancies be checked, initially by reviewing the field notes for the townsite map if they are available, and then by a survey crew if necessary. It was also noted that the townsite map includes a number of other identified cabins or sites, including CR 25, 26, 27, 29 (called Old Silas cabin), 33, and the group of sites down river of A 11 (Dailet Isaac cabin) to the ramp, as well as I 12, adjacent to the Johnny Anderson cabin.

These cabin sites are all located within Preservation Area A as identified in the Management Plan. Although there is some general information available on these buildings, reconstructing them should not be contemplated. The area is too significant in archeological terms, provides views of the remaining historic buildings, and there is, at this time, insufficient detail to permit a satisfactory level of accuracy in reconstruction.

## APPENDIX 7.8

### GRAVEYARDS

A major cultural feature of the Fort Selkirk landscape is the two Graveyards. One, southeast of the townsite, is commonly known as the Yukon Field force Cemetery, although it served the European and non-native community in general. The other, located to the southwest of town, is the Selkirk First Nation Graveyard, of great significance culturally and historically.

The former can for preservation purposes be treated according to standard guidelines for cemetery restoration. Work done, therefore, would include accurate recording of the existing conditions, the removal of intrusive trees and brush, and the stabilization of grave markers and fences by ensuring they are upright and intact. When these are deteriorated beyond repair, an accurate copy should be made and the original placed in secure storage.

Over time, army cadets have worked on the actual YFF gravesites, as well as related cairns and signage. This work, while well intentioned, does not relate to other restoration or interpretation activities on site. It is strongly recommended that any proposed projects be reviewed by the steering committee in advance, in order that they will fit into the overall site planning and comply with appropriate restoration standards.

The Selkirk First Nation Graveyard must be considered on a different basis. It continues to be a place of spiritual significance in an active sense, and it is clear that the Selkirk First Nation wishes issues of stabilization, restoration, and public access to be addressed in a manner that is compatible with their concerns. To date, work has consisted of oral history, a site survey, and considerable work by Norman Silas

in identifying and stabilizing sites. Several graves have been rebuilt, some with new materials and some by means of repairing existing materials, From the overall perspective of site preservation, the present approach is satisfactory, although we would recommend the re-use of existing materials to the greatest extent possible. It may be, however, that this is not in accordance with Selkirk First Nation wishes, and this is an issue that the steering committee will have to address. As a part of this, it should be noted that the Selkirk First Nation tradition is not to remove any deteriorated components for safekeeping, but rather to return them to the original gravesite. From an archival point of view, this increases dramatically the importance of accurately recording all gravesites. A further issue is that of public access, and the steering committee should seek guidance from the Selkirk First Nation so that a policy can be formulated and made public.

The Graveyards are sensitive issues on all levels. While the YFF graveyard is important as one part of archival and community history, the Selkirk First Nation Graveyard operates on a more fundamental level: as a touchstone to the site and as a direct link through ancestral ties to the past.



17. Selkirk First Nation Graveyard, 1898, view to northeast, Strathcona Museum, 76. These graves are of the early style, using canvas or fabric and poles. The totems are evident. Note the open view to the Anglican Mission in the background.

BUILDING	CATEGORY L: LANDMARK RI: INTERIOR RESTORATION S: SUPPORTING	WORK DONE						WORK PRIORITIES			
		ROOF	WALLS	FLOOR	FOUNDATIONS	GLAZING	INTERIOR	STRUCTURAL REPAIRS	STRUCTURAL REBUILDING	COSMETIC/MINOR REPAIRS	
1	ORDERLY ROOM/BLANCHARD CABIN	L	1984	1984	1984	1984	1985		ROOF TIES		REPLACE HARDWARE, STOVE PIPE AND THIMBLE, INTERIOR DOOR FRAME
2	FRANK BLANCHARD CABIN	RI	1985	1985	1985	1985			STABILIZE SOD ROOF		
3	OLD SILAS CABIN	S	1987		1987						REPLACE PLASTIC ON WINDOW
4	ROBERT LUKE CABIN	S	1986	1986	1986	1986			DOOR BINDS, ROOF REPAIR		NEW SASH ON WEST SIDE, REPAINT DOOR AND TRIM, RECHINK WALLS
5	DOUBLE CACHE	S	1986		1986						
6	STAN JONATHAN CABIN	RI	1986	1986		1986					RECHINKING, RESTAIN SHINGLES, FLASH OVER PURLINS
7	JACKSON JONATHAN CABIN	S	1986	1986					FOUNDATIONS (DONE)		COMPLETE SOUTH AND WEST SIDE WINDOWS, INSTALL CHIMNEY AND CAP
8	PETER MCGINTY CACHE	S	1986	1986		1982					
9	BIG JONATHAN CACHE	S	1986		1986	1986					
10	TOMMY MCGINTY CABIN	S	1988		1988	1988			STABILIZE SOD ROOF		RECHINK, CHIMNEY CAP, REPLACE WINDOWS
11	OLD ABRAHAM CABIN	S								NEW FLOOR, EXAMINE & COMPLETE ROOF	
12	JOHNNY ANDERSON CABIN	S							SANDWICH BRACE WALLS		
13	ANDREW BAUM CABIN	RI	1985	1985	1985	1985	1985		STABILIZE ROOF		REPAIR FRONT DOOR CASING, REAR DOOR, AND EAST SIDE WINDOW TRIM. REMOVE CEMENT BAGS
14	JOE ROBERTS CABIN	L	1988	1988	1988	1988			DOOR BINDS, ADJUST SANDWICH BRACING, REPLACE WINDOWS		REBUILD LEAN-TO ADDITION, REPLACE WINDOWS, REPAIRS TO DOORS & CASINGS
15	GARAGE	S	1981							REPLACE LOWER LOGS, COMPLETE STABILIZATION PROCESS	INSTALL WINDOWS
16	MACHINE SHOP	S	1991	1991		1991			WINDOW REPAIR		COMPLETE INSTALLATION OF DOORS & WINDOWS, CHIMNEY CAPS
17	COWARD CABIN	L	1982	1981	1982	1982	1985				REPLACE LEXAN WINDOWS, INSTALL HARDWARE AND CABINETS, REPLACE PANELLING, LOWER GRADES
18	GREENHOUSE	S									
19	SHED	S	1981								
20	RCMP DETACHMENT (CAMERON CABIN)	RI	1981	1985	1985	1985	1985		REPAIR ROOF OF REAR ADDITION		REMOVE TREES, RECHINK WALLS, INSTALL HARDWARE
21	DEVORE CABIN	L	1978	1988	1988	1988	1988		REPAIR ROOF OF ADDITION		REMOVE PLASTIC FROM WINDOWS AND REPAIR, INSTALL CHIMNEY AND CAP
22	SHED	S	1981								
23	STABLE	S	1980	1981		1982			STABILIZE ROOF, REVIEW CENTRE LOG BEAM		REPLACE WINDOW, SOUTH END
24	T&D SHED	N/A									
25	T&D BARN	S	1980						REPAIR SILL LOGS, REPAIR AS NECESSARY		
26	T&D STORE	L	1984	1983	1984	1983	1984		REPAIR CELLAR WALLS, ALTER GRADES, STABILIZE REPAIR ROOF		RECHINK, INSTALL CHIMNEY CAPS, INSTALL IRON ROOF, INSTALL FLOORING IN CORRECT LOCATIONS
27	LARSEN/LANKINS CABIN	L			1990	1989			REPAIR ROOF, DOOR BINDS		FINISH INTERIOR WORK, REGLAZE WINDOWS, RECHINKING, INSTALL CHIMNEY CAP
28	SCHOOL	RI	1978		1981	1981	1986		DOOR BINDS	REPAIR ROOF BEAMS	REPLACE LEXAN WINDOWS, REMOVE BUSH, RECHINKING, REPAIR/REPLACE CANVAS BLACKBOARD, BOOKCASES, STOVE DOOR, HARDWARE
29	RECTORY	L	1981	1985	1985	1985			FRONT AND REAR DOORS BIND, ALTER GRADES, ROOF FLASHING		REPAIR WINDOW SILLS, REPLACE HARDWARE, VENTILATE CELLAR, PROTECT FLOORS, REPAIR FLOWER BOXES
30	ST. ANDREW'S ANGLICAN CHURCH	L	1983			1982		1987		WALL REPAIR, EAST SIDE AT TOWER	REPAIR STAINED GLASS, REMOVE POSTERS, CLEAN STOVE, PRUNE SPRUCE TREE
31	ARMSTRONG CABIN	RI	1978	1991	1991	1991			ALTER GRADES		REPAIR WINDOWS, FILL HOLES IN LOGS, REPAIR FRONT DOOR
32	CHARLIE STONE HOUSE	S					1986		ALTER GRADES, REBUILD DECK	WALL REPAIR, ROOF REPAIR	REPAIR WINDOWS, CLEAR TREES
33	STONE SHED	S									
34	ST. F.X. CATHOLIC CHURCH	L		1978	1978	1978	1981		REPAIR ROOF & FLASHINGS, REPAIR STEEPLE	FOUNDATION REPAIR, STABILIZE WALLS	REPAIR GLASS, REMOVE SURVEY STAKES, REPAIR CHINKING, SEE LIST IN BUILDING FILE
35	CACHE	S	1978	1987	1987	1987					
36	WILKINSON CABIN	S							RECONSTRUCT		REPAIR WINDOWS, DOORS, AND OTHER DETAILS AS PART OF RECONSTRUCTION
37	VAN BIBBER BARN	S							RECONSTRUCT		REPAIR WINDOWS, DOORS, AND OTHER DETAILS AS PART OF RECONSTRUCTION

# A PRESERVATION PLAN FOR FORT SELKIRK

